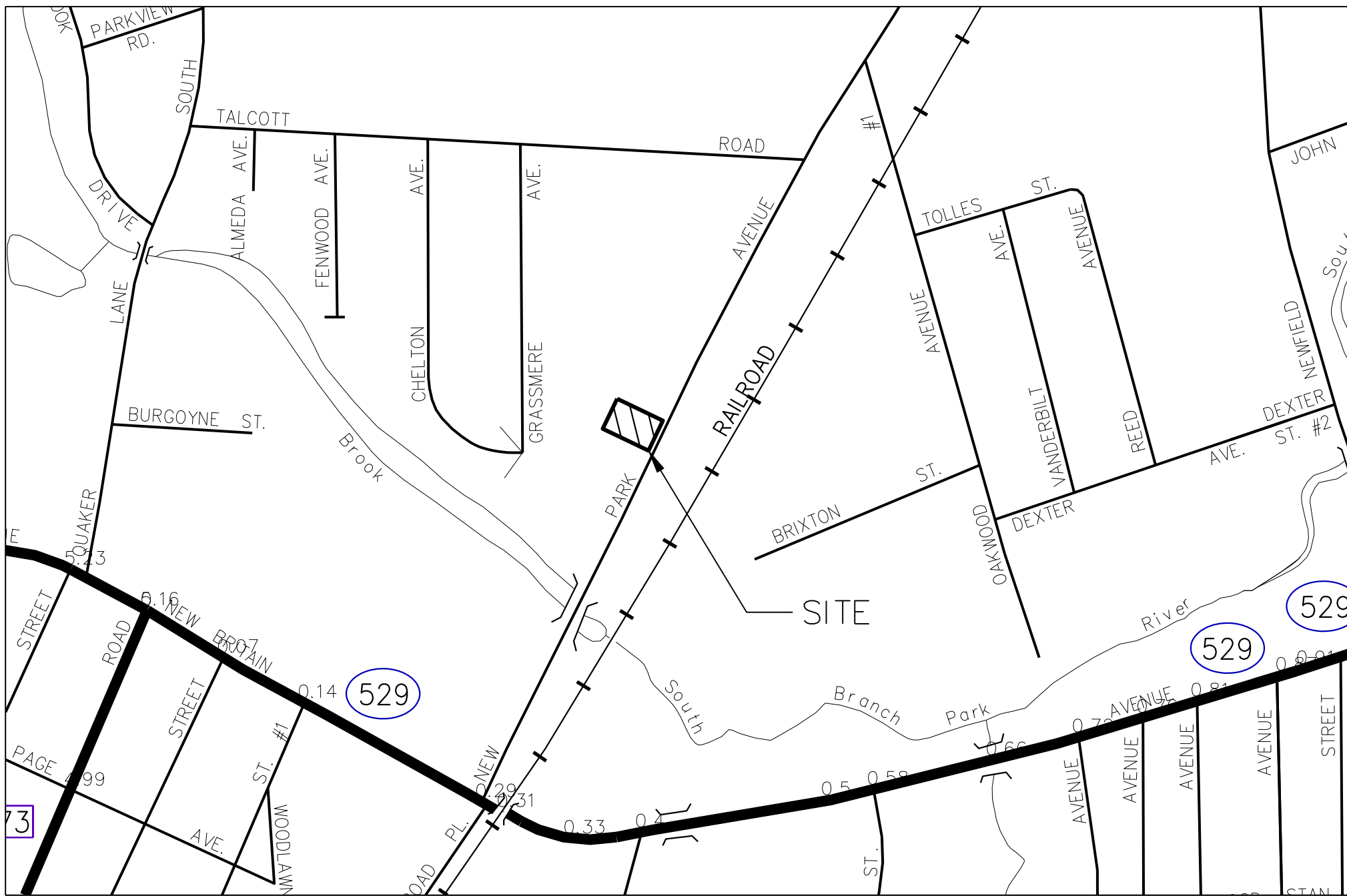


HAR-CONN CHROME COMPANY

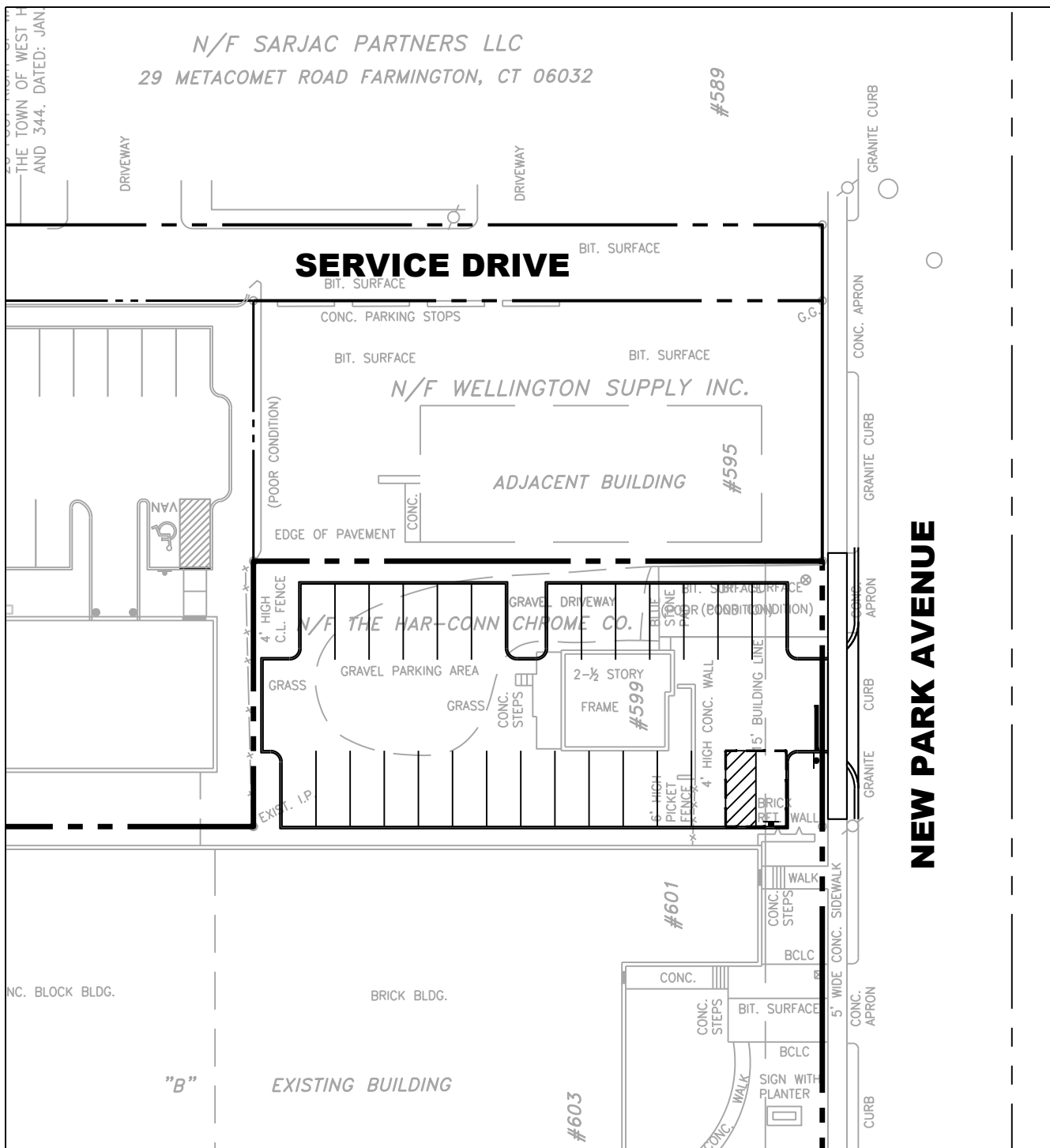
603 NEW PARK AVENUE
WEST HARTFORD, CONNECTICUT

SITE PLAN APPROVAL APPLICATION



LOCATION MAP

1" = 500'



PROJECT AREA

1"=40'

DRAWING LIST

NUMBER	TITLE	DATE	REVISED
--	COVER SHEET	09/13/17	-
--	TOPOGRAPHICAL PLAN AND PROPERTY/BOUNDARY SURVEY	04/24/08	01/15/09
--	LOT SPLIT #98	10/08/14	11/25/14
CS100	OVERALL SITE PLAN	09/13/17	-
CS101	SITE, GRADING, DRAINAGE & UTILITY PLAN	09/13/17	-
CE101	SOIL EROSION & SEDIMENT CONTROL PLAN & NOTES	09/13/17	-
CS501	SITE DETAILS I	09/13/17	-
CS502	SITE DETAILS II	09/13/17	-
CS503	SITE DETAILS III	09/13/17	-
LP101	LANDSCAPE PLAN, NOTES & DETAILS	09/13/17	-

OWNER

HAR-CONN CHROME COMPANY
603 NEW PARK AVENUE
P.O. BOX 330189
WEST HARTFORD, CT 06133
(860) 236-6801

OWNER'S REPRESENTATIVE

UNITED BUILDING SOLUTION
164 SCHOOL STREET
EAST HARTFORD, CT 06002
(860) 610-4010

SITE / CIVIL ENGINEER

LANGAN ENGINEERING, CT
LONG WHARF MARITIME CENTER
555 LONG WHARF DRIVE
NEW HAVEN, CT 06511
(203) 562-5771

SURVEYOR

JAMES E. SHEEHY
87 RANDY LANE
WETHERSFIELD, CT 06109
(860) 529-0203

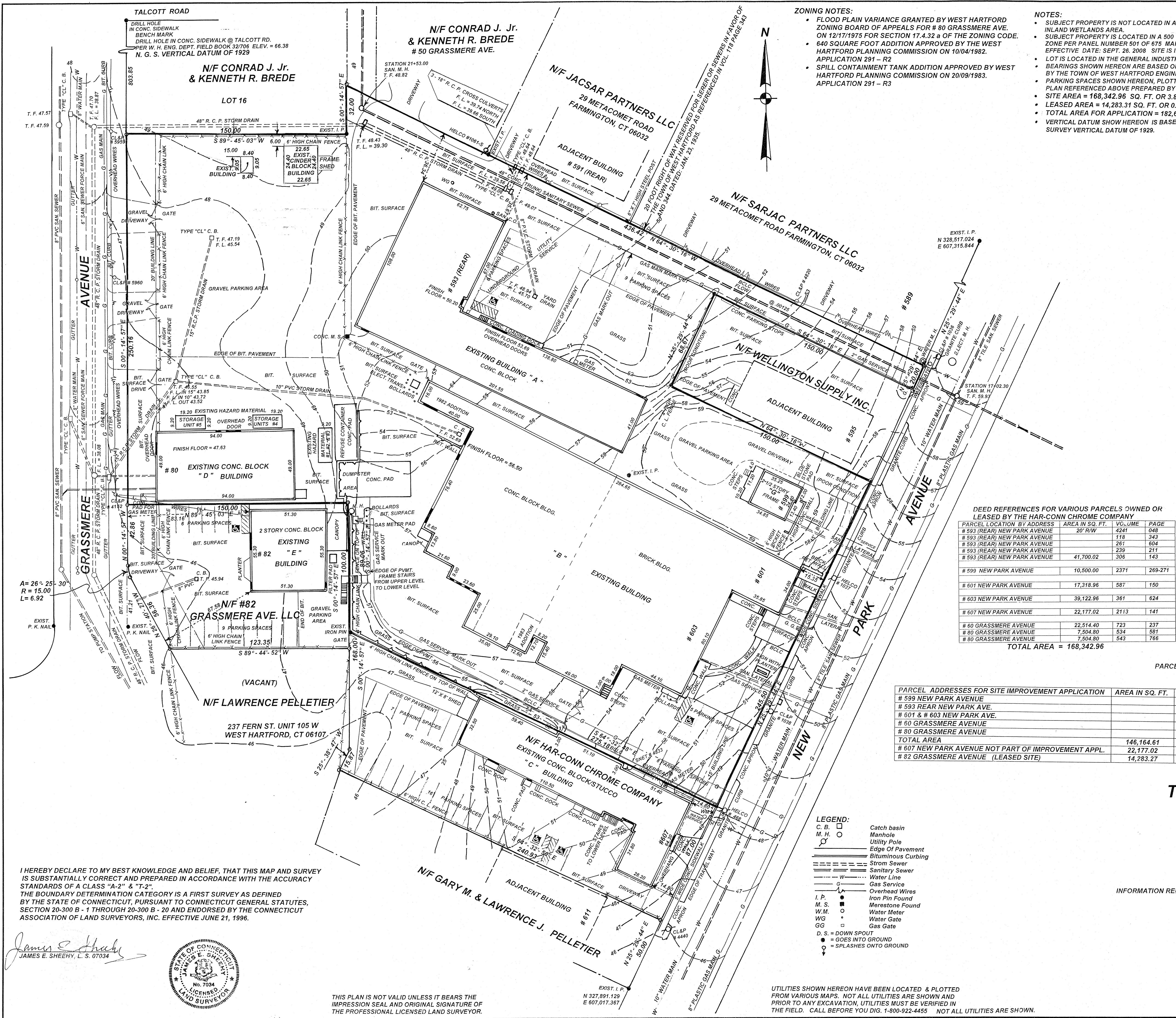
SITE INFORMATION

ADDRESS: 603 NEW PARK AVENUE
WEST HARTFORD, CT
PROPERTY ID: 37761 603 0001
ZONE: IG (GENERAL INDUSTRIAL)

RELEASE DATES

DATE	ISSUED FOR
09/13/17	SITE PLAN APPROVAL APPLICATION

LANGAN

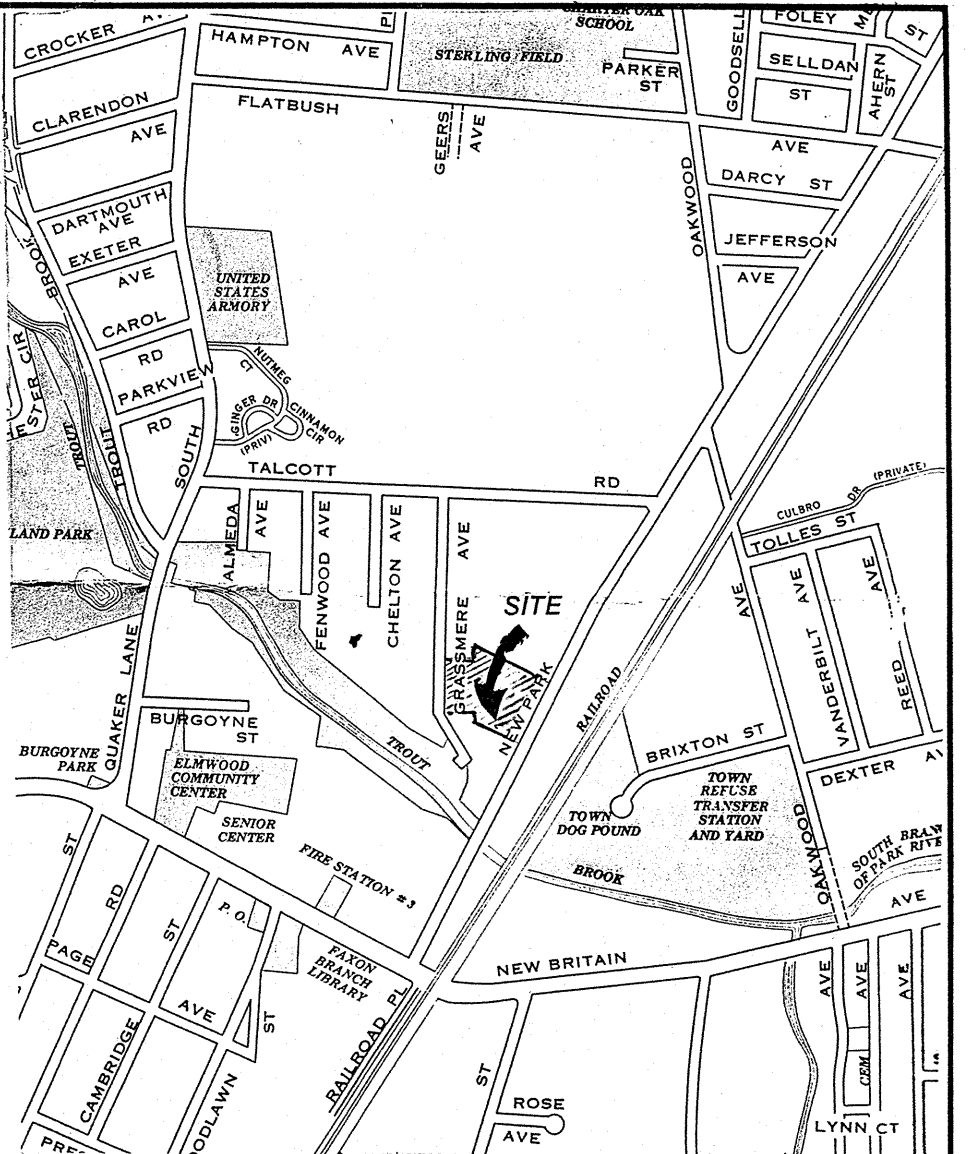


ZONING NOTES:

- FLOOD PLAIN VARIANCE GRANTED BY WEST HARTFORD ZONING BOARD OF APPEALS FOR # 80 GRASSMERE AVE. ON 12/17/1975 FOR SECTION 17.4.32 a OF THE ZONING CODE.
- 640 SQUARE FOOT ADDITION APPROVED BY THE WEST HARTFORD PLANNING COMMISSION ON 10/04/1982. APPLICATION 201 - R2
- SPILL CONTAINMENT TANK ADDITION APPROVED BY WEST HARTFORD PLANNING COMMISSION ON 20/09/1983. APPLICATION 291 - R3

NOTES:

- SUBJECT PROPERTY IS NOT LOCATED IN A REGULATED INLAND WETLANDS AREA.
- SUBJECT PROPERTY IS LOCATED IN A 500 YEAR FLOOD ZONE PER PANEL NUMBER 501 OF 675 MAP No. 09003C0501F EFFECTIVE DATE: SEPT. 26, 2008. SITE IS IN FLOOD ZONE X.
- LOT IS LOCATED IN THE GENERAL INDUSTRIAL DISTRICT (I - G) ZONE.
- BEARINGS SHOWN HEREON ARE BASED ON NAD 1927 DATUM SUPPLIED BY THE TOWN OF WEST HARTFORD ENGINEERING DIVISION.
- PARKING SPACES SHOWN HEREON, PLOTTED FROM THE PRE-APPROVED PLAN REFERENCED ABOVE PREPARED BY "HALLISEY & HERBERT".
- SITE AREA = 168,342.96 SQ. FT. OR 3.864 ACRE.
- LEASED AREA = 14,283.31 SQ. FT. OR 0.327 ACRE.
- TOTAL AREA FOR APPLICATION = 182,626.27 SQ. FT. OR 4.193 ACRES
- VERTICAL DATUM SHOWN HEREON IS BASED ON NATIONAL GEODETIC SURVEY VERTICAL DATUM OF 1929.



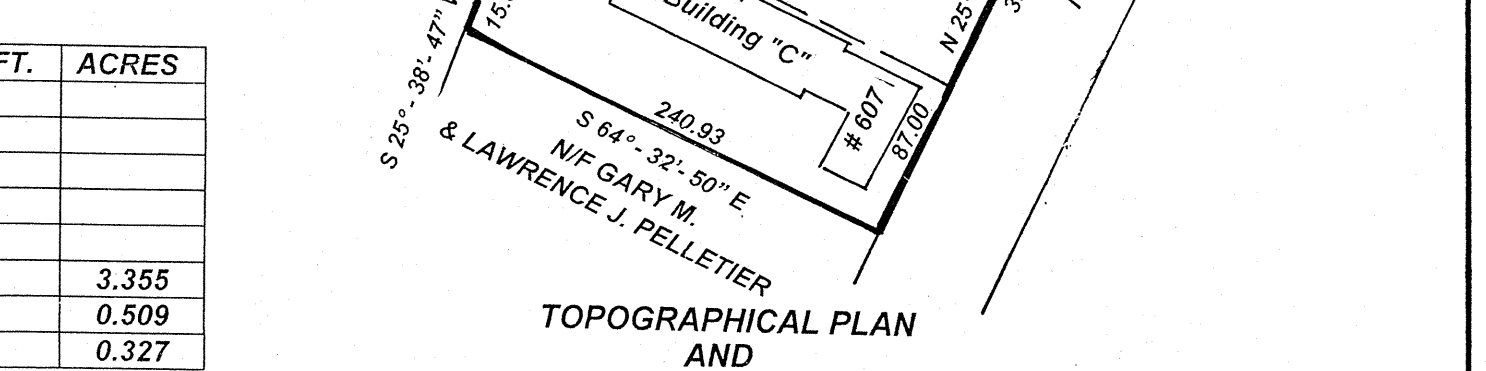
MAP REFERENCE:

- "GRASSMERE WEST HARTFORD, CONN. OWNED BY THE MAYNARD LAND CO. PROVIDENCE, R. I. JUNE, 1915 SCALE: 1" = 80' C. A THAYER ENG'R."
- "SITE PLAN PROPERTY OF HAR - CONN CHROME CO. NEW PARK & GRASSMERE AVENUES WEST HARTFORD, CONNECTICUT. JOB No. 222 SCALE: 1" = 20' DATE: 9 JUNE 80" LATEST REVISION: 4 JAN 82 Note 17. BY HALLISEY & HERBERT CIVIL ENGINEERS & LAND SURVEYORS."
- SURVEY PROPERTY OF JENSEN'S INCORPORATED REAR #593 NEW PARK AVE. WEST HARTFORD, CONN. NOV. 16, 1953 1" = 50' GEORGE R. JENKINSON, C.E.

BUILDING FOOTPRINT AREAS			
BUILDING ADDRESS	IDENTIFICATION	BUILDING AREAS	CURRENT USE
593 New Park Avenue Rear TO BE RENOVATED	Building "A"	12,468 SQUARE FEET	PROPOSED STORAGE AND OFFICES
599 New Park Avenue	Building "B"	880 SQUARE FEET	TO BE RAZED
601-603 New Park Avenue	Building "C"	27,980 SQUARE FEET	MANUFACTURING
607 New Park Avenue	Building "D"	6,338 SQUARE FEET	OFFICE & STORAGE
80 Grassmere Avenue	Building "E"	4,885 SQUARE FEET	MANUFACTURING
82 Grassmere Avenue	Building "F"	2,837 SQUARE FEET	OFFICE (LEASED) WITH OPTION TO BUY

DEED REFERENCES FOR VARIOUS PARCELS OWNED OR LEASED BY THE HAR-CONN CHROME COMPANY			
PARCEL LOCATION BY ADDRESS	AREA IN SQ. FT.	VOLUME	PAGE
# 593 (REAR) NEW PARK AVENUE	207.16	124	343
# 593 (REAR) NEW PARK AVENUE	116	261	604
# 593 (REAR) NEW PARK AVENUE	239	211	143
# 593 (REAR) NEW PARK AVENUE	41,700.02	306	143
# 599 NEW PARK AVENUE	10,500.00	2371	269-271
# 601 NEW PARK AVENUE	17,318.96	587	150
# 603 NEW PARK AVENUE	39,122.96	361	624
# 607 NEW PARK AVENUE	22,177.02	2113	141
# 80 GRASSMERE AVENUE	22,514.40	723	237
# 80 GRASSMERE AVENUE	7,504.80	534	581
# 80 GRASSMERE AVENUE	7,504.80	543	766
TOTAL AREA = 168,342.96			

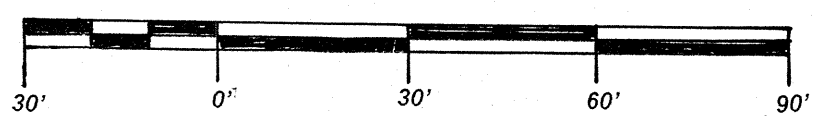
PARCEL DETERMINATION PLAN
SCALE: 1" = 100'



THE HAR - CONN CHROME COMPANY

593, 599, 601 & 603, 607 NEW PARK AVENUE
ALSO
60 - 80 & 82 GRASSMERE AVENUE
WEST HARTFORD, CONNECTICUT
SCALE: 1" = 30'

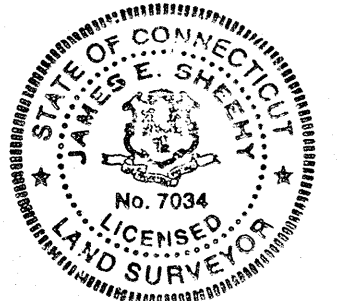
REVISOR: SEPTEMBER 29, 2008
REVISOR: OCTOBER 31, 2008
REVISOR: JANUARY 15, 2009
INFORMATION RELATING TO THE STORM DRAINAGE INVERTS MODIFIED FEBRUARY 12, 2009



JAMES E. SHEEHY, L.S. 07034
87 RANDY LANE
WETHERSFIELD, CT 06109

I HEREBY DECLARE TO MY BEST KNOWLEDGE AND BELIEF, THAT THIS MAP AND SURVEY IS SUBSTANTIALLY CORRECT AND PREPARED IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS "A-2" & "T-2".
THE BOUNDARY DETERMINATION CATEGORY IS A FIRST SURVEY AS DEFINED BY THE STATE OF CONNECTICUT, PURSUANT TO CONNECTICUT GENERAL STATUTES, SECTION 20-300 B - 1 THROUGH 20-300 B - 20 AND ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. EFFECTIVE JUNE 21, 1996.

James E. Sheehy
JAMES E. SHEEHY, L.S. 07034



THIS PLAN IS NOT VALID UNLESS IT BEARS THE IMPRESSION SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL LICENSED LAND SURVEYOR.

UTILITIES SHOWN HEREON HAVE BEEN LOCATED & PLOTTED FROM VARIOUS MAPS. NOT ALL UTILITIES ARE SHOWN AND PRIOR TO ANY EXCAVATION, UTILITIES MUST BE VERIFIED IN THE FIELD. CALL BEFORE YOU DIG. 1-800-922-4455 NOT ALL UTILITIES ARE SHOWN.

DEPARTMENT OF
COMMUNITY SERVICES

December 2, 2014

Mr. Fredrick Gariepy
Har-Conn Chrome Company
603 New Park Avenue
West Hartford, CT 06133

Subject: 593, 599, 601- 603 New Park Avenue and 80 Grassmere Avenue
Lot Split Application # 98

Dear Mr. Gariepy:

The lot split application for the above noted property is approved subject to the following conditions:

1. The Declaration of Mutual Easements shall be filed on the Town's Land Records.
2. The alternate parking arrangement at 607 New Park Avenue was approved by the Town Plan and Zoning Commission on 12.1.14. In the event that legal title to 607 New Park Avenue and 601-603 New Park Avenue is separated at some future date, an easement, lease or similar agreement shall be provided to the Town to demonstrate that continued access to the off-site parking spaces has been secured. If such agreement cannot be obtained, the Applicant shall restrict its use of 601-603 New Park Avenue in a manner which complies with the Town's zoning ordinances regarding parking.
3. All lot corners shall be pinned.
4. This approval letter shall be stripped onto the final plan set.

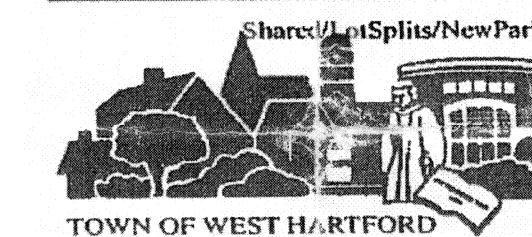
Please submit to the Planning Office two (2) mylars and one (1) paper copy of the approved plan, all signed and sealed by the professional responsible for preparing the plan. It is also necessary to submit a ten dollar (\$10.00) fee for the filing of the approved plan on the West Hartford Land Records.

If you have questions or comments please feel free to call me at 860.561.7556.

Sincerely,

Todd Dumais
Todd Dumais
Town Planner

Cc: Mark McGovern, Director of Community Services
Joseph Dakers, Director of Assessments
Subject File



TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7504
http://www.westhartford.org
An Equal Opportunity/Affirmative Action Employer

LOT SPLIT PROPERTY OF THE HAR - CONN CHROME COMPANY

593, 599, 601 & 603 NEW PARK AVENUE

&

80 GRASSMERE AVENUE

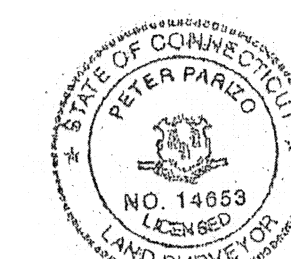
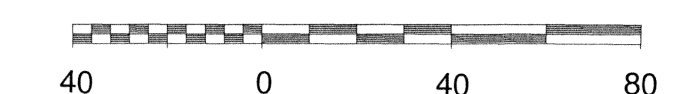
WEST HARTFORD CONNECTICUT

SCALE: 1" = 40' DATE: OCTOBER 8, 2014

REVISED NOVEMBER 18, 2014

REVISED NOVEMBER 21, 2014

REVISED NOVEMBER 25, 2014



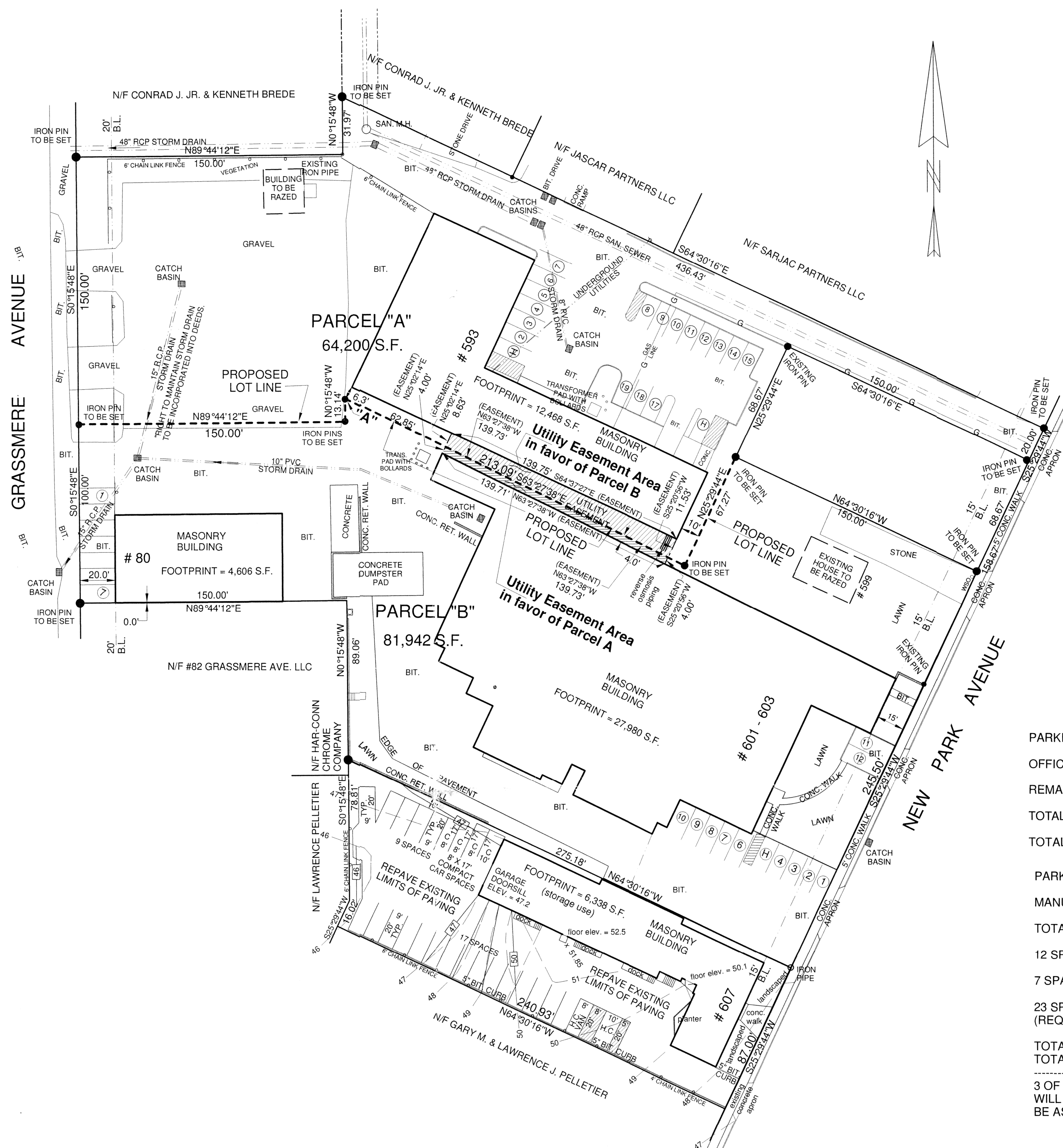
PETER PARIZO
536 SOUTH MAIN STREET
WEST HARTFORD, CT 06110
(860) 561-0238
SURVEYING & ENGINEERING

I HEREBY DECLARE THAT THIS SURVEY IS SUBSTANTIALLY CORRECT TO MY KNOWLEDGE AS NOTED HEREON AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 6-21-96 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

Peter Parizo
PETER PARIZO, L.S. 14653 DATE: NOVEMBER 21, 2014



Received for Record at West Hartford, CT
On 12/15/2014 At 1:53:00 pm
David S. Robert



NOTES:

1. TYPE OF SURVEY IS ZONING LOCATION SURVEY, CLASS A-2. BASED ON A DEPENDENT RESURVEY.
2. MAP REFERENCE: "LOT LINE REVISION, THE HAR-CONN CHROME COMPANY, 593, 599, 601 & 603 NEW PARK AVENUE ALSO 60 - 80 GRASSMERE AVENUE, WEST HARTFORD, CONNECTICUT SCALE: 1" = 30', REVISED TO JANUARY 29, 2009" JAMES E. SHEEHY SURVEYOR.
3. PROPERTY IS LOCATED IN A ZONE = IG.
4. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT DEPICTED ON THIS PLAN ANYONE PERFORMING AN EXCAVATION OR CONSTRUCTION ACTIVITY ON THIS PROPERTY SHALL CONTACT "CALL BEFORE YOU DIG" TOLL FREE - 1-800-922-4455.
5. THE PROPERTIES ARE NOT LOCATED IN A REGULATED WETLAND AREA.
6. THE PURPOSE OF THIS MAP IS TO DEPICT A PROPOSED LOT SPLIT.

PARKING CALCULATION (PARCEL "A") -

OFFICE USE (20 EMPLOYEES) = 3,580 S.F./ 250 S.F. PER SPACE = 14 SPACES REQUIRED.

REMAINING SPACE IS MANUFACTURING/STORAGE

TOTAL REQUIRED = 14 SPACES

TOTAL PROVIDED = 19 SPACES

PARKING CALCULATION (PARCEL "B") -

MANUFACTURING/INDUSTRIAL 70 EMPLOYEES

TOTAL REQUIRED 35 SPACES (1 SPACE PER 2 EMPLOYEES)

12 SPACES AT # 601 - 603 NEW PARK AVENUE

7 SPACES AT # GRASSMERE AVENUE

23 SPACES ON # 607 NEW PARK AVENUE (STORAGE BUILDING)
(REQUIRES OFFSITE PARKING APPROVAL FROM T.P. & Z.)

TOTAL PROVIDED = 42 SPACES
TOTAL REQUIRED = 35 SPACES

3 OF THE 26 SPACES LOCATED AT # 607 NEW PARK AVE.
WILL BE USED BY THAT LOCATION. THE OTHER 23 WILL
BE ASSOCIATED WITH THE ALTERNATE PARKING ARRANGEMENT.

ZONING INFORMATION - ZONE IG

CRITERIA	REQUIRED	PARCEL "A"	PARCEL "B"
LOT AREA (S.F.)	N/A	64,200	81,942
AVE. LOT WIDTH (FT.)	N/A		
MAX. F.A.R. RATIO	0.5	0.24	0.40
MAX. LOT COVERAGE (%)	50%	19%	40%
MIN. FRONT YARD (FT.)	AS SHOWN ON THE PLAN		
SIDE/REAR YARD (FT.)	*	0.0	
MAX. BLDG. HGT.	4 STY./45 FT.	ALL BLDGS. ARE LESS THAN 4 STY./45 FT.	

* ONE SIDE OR REAR YARD SHALL BE AT LEAST 1/3 THE HEIGHT OF THE BUILDING, BUT NOT LESS THAN 10 FT.
NO OTHER SIDE OR REAR YARD IS REQUIRED, BUT IF PROVIDED, SHALL BE AT LEAST 4 FT.

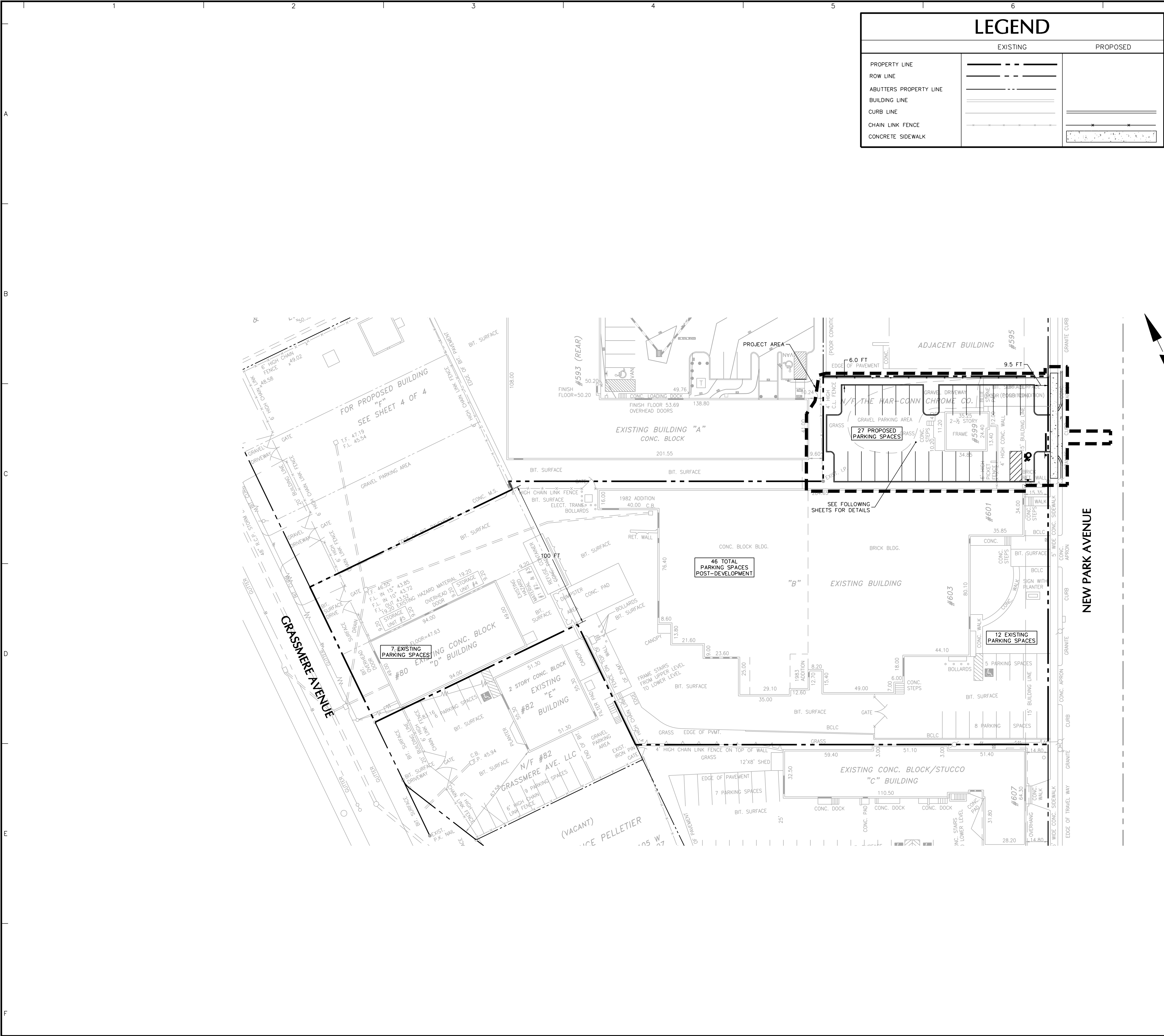
ZONING INFORMATION - ZONE IG

CRITERIA	REQUIRED	EXISTING	REMARKS
LOT AREA (S.F.)	N/A	146,142	
AVE. LOT WIDTH (FT.)	N/A		
MAX. F.A.R. RATIO	0.5	0.33	
MAX. LOT COVERAGE (%)	50%	31%	
MIN. FRONT YARD (FT.)	AS SHOWN ON THE PLAN		
SIDE/REAR YARD (FT.)	*	0.0	
MAX. BLDG. HGT.	4 STY./45 FT.	ALL BLDGS. ARE LESS THAN 4 STY./45 FT.	

* ONE SIDE OR REAR YARD SHALL BE AT LEAST 1/3 THE HEIGHT OF THE BUILDING, BUT NOT LESS THAN 10 FT.
NO OTHER SIDE OR REAR YARD IS REQUIRED, BUT IF PROVIDED, SHALL BE AT LEAST 4 FT.

LEGEND

	FENCE
	IRON PIPE
	IRON PIN
	UTILITY POLE
	HANDICAP PARKING
	STANDARD PARKING
	B.L.
	BIT.
	CATCH BASIN
	SAN./STORM SEWER
	GAS LINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR



GENERAL NOTES	
1.	TOPOGRAPHIC AND BOUNDARY INFORMATION WAS OBTAINED FROM PLANS ENTITLED "TOPOGRAPHICAL PLAN AND PROPERTY/BOUNDARY SURVEY FOR THE HAR-CONN CHROME COMPANY" LAST REVISED FEBRUARY 12, 2009.
2.	ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THE TOWN OF WEST HARTFORD STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, CONSTRUCTION SHALL CONFORM TO CT DOT FOR 816, LATEST REVISION.
3.	THE SITE LIES IN ZONE X (UNSHADED), AREA PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGE FLOODS, AS SHOWN ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP" FOR HARTFORD COUNTY, PANEL 501 OF 675, MAP NUMBER 09003C0501F, EFFECTIVE DATE SEPTEMBER 26, 2008.
4.	PER THE TOWN OF WEST HARTFORD'S ENGINEERING DEPARTMENT, THE SITE IS WITHIN THE PARK RIVER PROJECT WATER STORAGE AREA.

ZONING CHART			
EXISTING REGULATIONS 603 NEW PARK AVENUE - GENERAL INDUSTRIAL DISTRICT (IG) PROPOSED USE: OFFICE/INDUSTRIAL			
ITEM	REQUIRED	PROPOSED	SECTION
LOT/BUILDING			
MINIMUM LOT AREA	N/A	81,942 SF	SECTION 177 ATTACHMENT 6
MINIMUM LOT WIDTH	N/A	100 FT	SECTION 177 ATTACHMENT 6
MAXIMUM BUILDING COVERAGE	50%	39.0%	SECTION 177 ATTACHMENT 6
MINIMUM PARKING AREA FRONT YARD	N/A	9.5 FT	SECTION 177 ATTACHMENT 6
MINIMUM PARKING AREA SIDE YARD	N/A	6.0 FT	SECTION 177 ATTACHMENT 6
MINIMUM PARKING AREA REAR YARD	N/A	0 FT	SECTION 177 ATTACHMENT 6
PARKING AND LOADING			
MINIMUM OFF-STREET PARKING DIMENSIONS	9'x20'	9'x20'	SECTION 177-32-E(8)
MINIMUM NUMBER OF SPACES	351	461	SECTION 177-32-I(1)
MINIMUM NUMBER OF ADA SPACES	2	2	--

1. EXISTING PARKING SPACE COUNT AND REQUIRED PARKING CALCULATIONS FROM PLAN TITLED "LOT SPLIT PROPERTY OF THE HAR-CONN CHROME COMPANY" BY PETER PARIZO SURVEYING & ENGINEERING DATED OCTOBER 8, 2014. PLAN INCLUDED IN THIS SET FOR REFERENCE ONLY.

Date	Description	No.
REVISIONS		
SIGNATURE DATE SIGNED		
CHRISTOPHER CARDANY		
PROFESSIONAL ENGINEER CT Lic. No. PEN.21995		
LANGAN		
555 Long Wharf Drive, New Haven, CT 06511		
T: 203.562.5771 F: 203.789.6142 www.langan.com		
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.		
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.		
Langan Engineering and Environmental Services, Inc.		
Langan CT, Inc.		
Langan International LLC		
Collectively known as Langan		
Project		
HAR-CONN CHROME COMPANY		
603 NEW PARK AVENUE		
WEST HARTFORD CONNECTICUT		
Drawing Title		
OVERALL SITE PLAN		
Project No.	Drawing No.	
140016901	CS100	
Date		
09/13/17		
Scale		
1"=30'		
Drawn By		
AMC		
Checked By		
CPC		

UTILITY NOTES

GENERAL:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS (WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE), INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND REQUIRING MODIFICATIONS TO THE SITE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF SITE DESIGN AND THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT HIS SOLE COST.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT. THE FOLLOWING UTILITY PROVIDERS ARE APPLICABLE FOR THIS PROJECT:

- WATER - METROPOLITAN DISTRICT (MDC)
- SANITARY SEWER - METROPOLITAN DISTRICT (MDC)
- ELECTRIC - EVERSOURCE
- GAS - CONNECTICUT NATURAL GAS (CNG)
- TELEPHONE & CABLE - LOCAL UTILITY COMPANY

- ALL UNDERGROUND UTILITIES MUST BE CLEARLY & PERMANENTLY MARKED WITH UNDERGROUND MARKING TAPE AND AS REQUIRED BY THE APPROPRIATE UTILITY COMPANY.
- BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
- ALL MANHOLE COVERS, GRATES, RIMS, AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
- CONTRACTOR TO PROVIDE ALL FITTINGS AND BENDS NECESSARY TO ACCOMPLISH WORK.
- A MINIMUM EIGHTEEN (18) INCHES VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION. IN THE EVENT THAT PAVEMENT REPAIR CANNOT BE PROVIDED DUE TO WEATHER CONDITIONS, PROVIDE TEMPORARY PAVEMENT REPAIR UNTIL PERMANENT REPAIR CAN BE PROVIDED.
- RELOCATION OF UTILITY PROVIDER FACILITIES SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE

STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.

- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.

- ALL REQUIRED UTILITIES SERVING THE BUILDINGS SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF BUILDING UTILITY ENTRANCE LOCATION AT THE INVERTS NOTED. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE BUILDING CONTRACTOR. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF UTILITIES TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.

- THE CONTRACTOR MUST NOTIFY THE CITY ENGINEERING/DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. ALL CONNECTIONS TO TOWN FACILITIES SHALL BE COORDINATED WITH AND WITNESSED BY TOWN DPW PERSONNEL.

- ALL ON-SITE UTILITIES SHALL BE UNDERGROUND, WHERE APPLICABLE.

ELECTRIC, TELEPHONE, & GAS:

- THE LOCATIONS OF EXISTING GAS MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED GAS WORK AND OTHER ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.

- THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK, TRANSFORMER PADS, AND ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.

- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30 INCHES OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES OR AS REQUIRED BY THE UTILITY COMPANY, WHICHEVER IS MORE RESTRICTIVE.

- ALL DETAILS OF ELECTRIC, GAS, & TELEPHONE UTILITY SERVICE SHALL BE APPROVED BY THE APPLICABLE UTILITY COMPANY AND INSTALLED TO THEIR REQUIREMENTS AS WELL AS THOSE OF THE DIRECTOR OF PUBLIC WORKS.

WATER & SANITARY:

- THE CONTRACTOR MUST VERIFY THE LOCATION, SIZE, AND SERVICEABILITY OF THE EXISTING WATER AND SANITARY SEWER MAINS PRIOR TO BEGINNING ANY SITE OR BUILDING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING OR PER THE REGIONAL WATER AUTHORITY REQUIREMENTS.

- SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.

- THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND PLUGS.

- ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600, OR THE METROPOLITAN DISTRICT (MDC) REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.

- ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651, OR THE METROPOLITAN DISTRICT (MDC) REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.

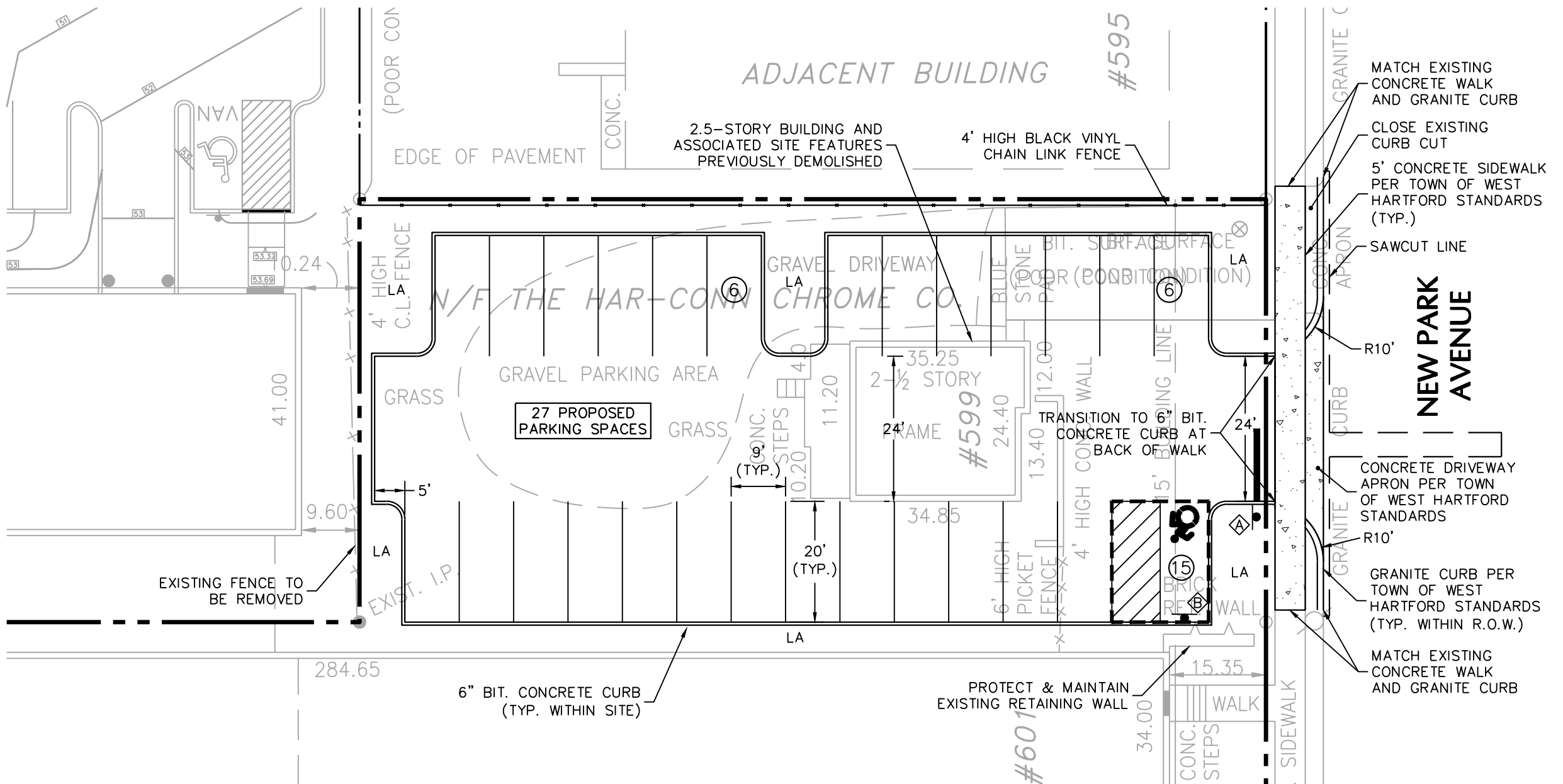
- ALL SANITARY SEWER PIPE TO BE PUSH JOINT POLYVINYL CHLORIDE (PVC) SDR-35. ALL JOINTS BETWEEN PVC PIPE SECTIONS AND BETWEEN PIPE AND PRECAST MANHOLES SHALL HAVE WATER-TIGHT RUBBER GASKET CONNECTIONS. ALL PVC PIPES AND FITTINGS SHALL COMPLY WITH ASTM D3034-93. ALL MAINS SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LOW PRESSURE AIR TEST METHOD.

- WATER MAINS CROSSING SEWERS SHALL BE LAD TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18-INCHES BETWEEN THE OUTSIDE OF WATER MAIN AND THE OUTSIDE OF SEWER, IN CASES WHERE THE VERTICAL SEPARATION IS LESS THAN 18-INCHES OR AS OTHERWISE SPECIFIED ON THIS DRAWING OR THE PROFILE SHEETS. STORM OR SANITARY SEWER PIPE SHALL BE ENCASED WITH K-KRETE 5-FT MINIMUM IN EACH DIRECTION OF PIPE RUN AND 6-INCHES MINIMUM AROUND THE PIPE DIAMETER. AT ALL CROSSING ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.

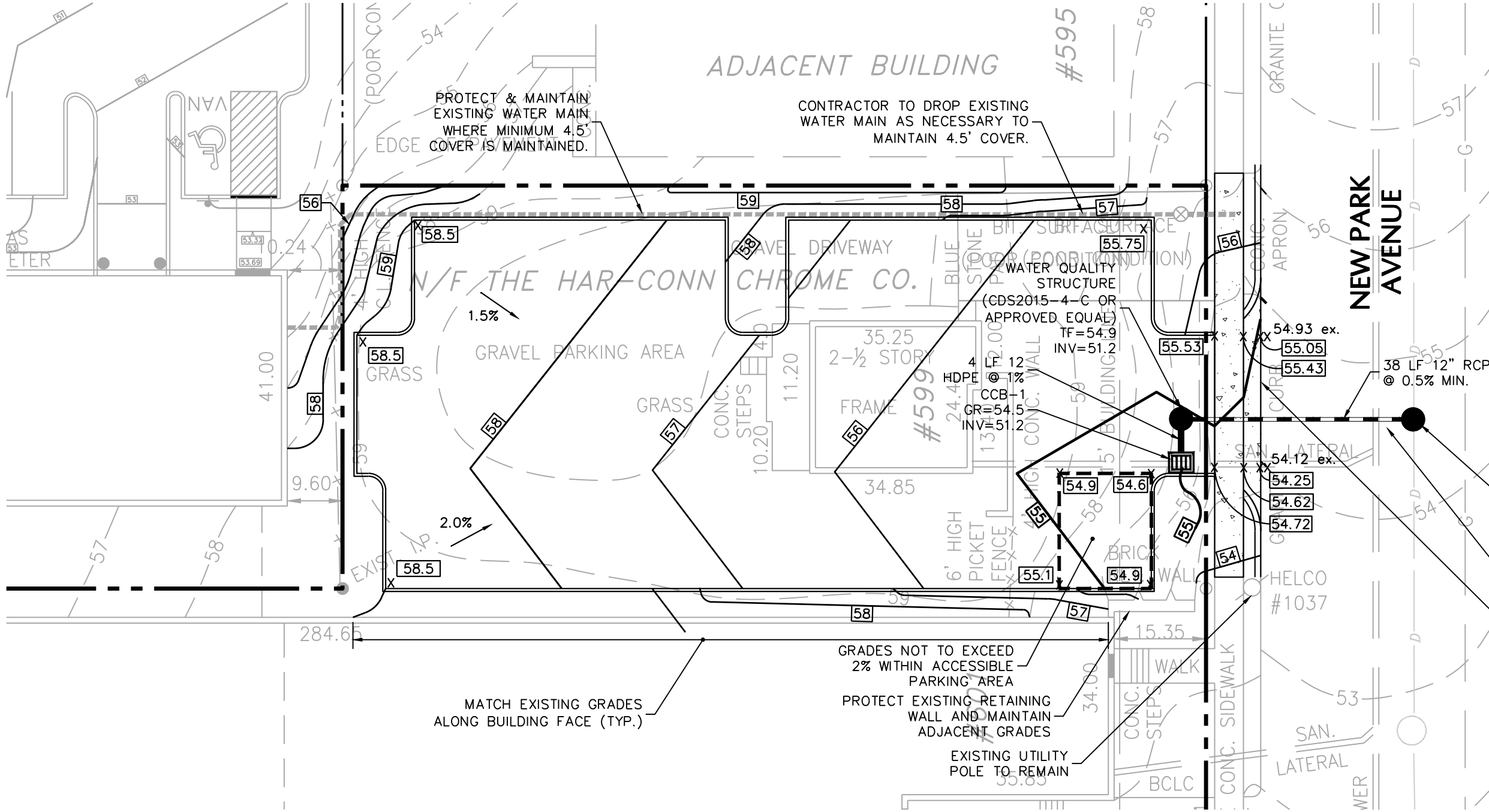
ABBREVIATIONS

ABBREVIATIONS ARE AS FOLLOWS:

TYP = TYPICAL
RIM = RIM OF UTILITY STRUCTURE
GR = GRATE OF UTILITY STRUCTURE
MH = MANHOLE
RCP = REINFORCED CONCRETE PIPE
HDPE = HIGH DENSITY POLYETHYLENE COATING
INV = INVERT
LF = LINEAR FEET
DIP = DUCTILE IRON PIPE
LA = LANDSCAPE AREA



SITE PLAN



GRADING, DRAINAGE & UTILITY PLAN

GENERAL NOTES

- TOPOGRAPHIC AND BOUNDARY INFORMATION WAS OBTAINED FROM PLANS ENTITLED "TOPOGRAPHICAL PLAN AND PROPERTY/BOUNDARY SURVEY FOR THE HAR-CONN CHROME COMPANY" LAST REVISED FEBRUARY 12, 2009.
- ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THE TOWN OF WEST HARTFORD STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, CONSTRUCTION SHALL CONFORM TO CT DOT FOR 816, LATEST REVISION.
- THE SITE LIES IN ZONE X (UNSHADED), AREA PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGE FLOODS, AS SHOWN ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP" FOR HARTFORD COUNTY, PANEL 501 OF 675, MAP NUMBER 09003C0501F. EFFECTIVE DATE SEPTEMBER 26, 2008.
- PER THE TOWN OF WEST HARTFORD'S ENGINEERING DEPARTMENT, THE SITE IS WITHIN THE PARK RIVER PROJECT WATER STORAGE AREA.

SITE PLAN NOTES

- CONTRACTOR TO REPLACE CURB TO NEAREST JOINT OUTSIDE OF REPLACEMENT LIMITS SHOWN ON DRAWINGS.
- ALL DISTURBED AREAS TO BE RESTORED FOLLOWING WORK INCLUDING WALKS, CURBING, LAWNS, AND LANDSCAPING AREAS.
- ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.

GRADING & DRAINAGE NOTES

- ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
- THE SIZES OF ALL DRAINAGE STRUCTURES HAVE BEEN DESIGNED TO ACCOMMODATE PIPE SIZES AND CONFIGURATIONS AS SHOWN. IN THE EVENT THAT PIPE SIZES OR CONFIGURATIONS ARE PROPOSED TO BE MODIFIED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SIZED STRUCTURES INCLUDING SHOP DRAWINGS AND SUBMITTALS.
- STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".
- SLOPES NOT TO EXCEED 2.0% WITHIN ACCESSIBLE PARKING SPACES AND ACCESSIBLE ROUTES (TYP.)

SIGN LEGEND



31-0552
(30' x 30')

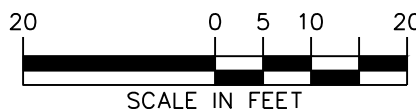


31-0629
31-0648

ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD AND CONNECTICUT DEPARTMENT OF TRANSPORTATION REGULATIONS.

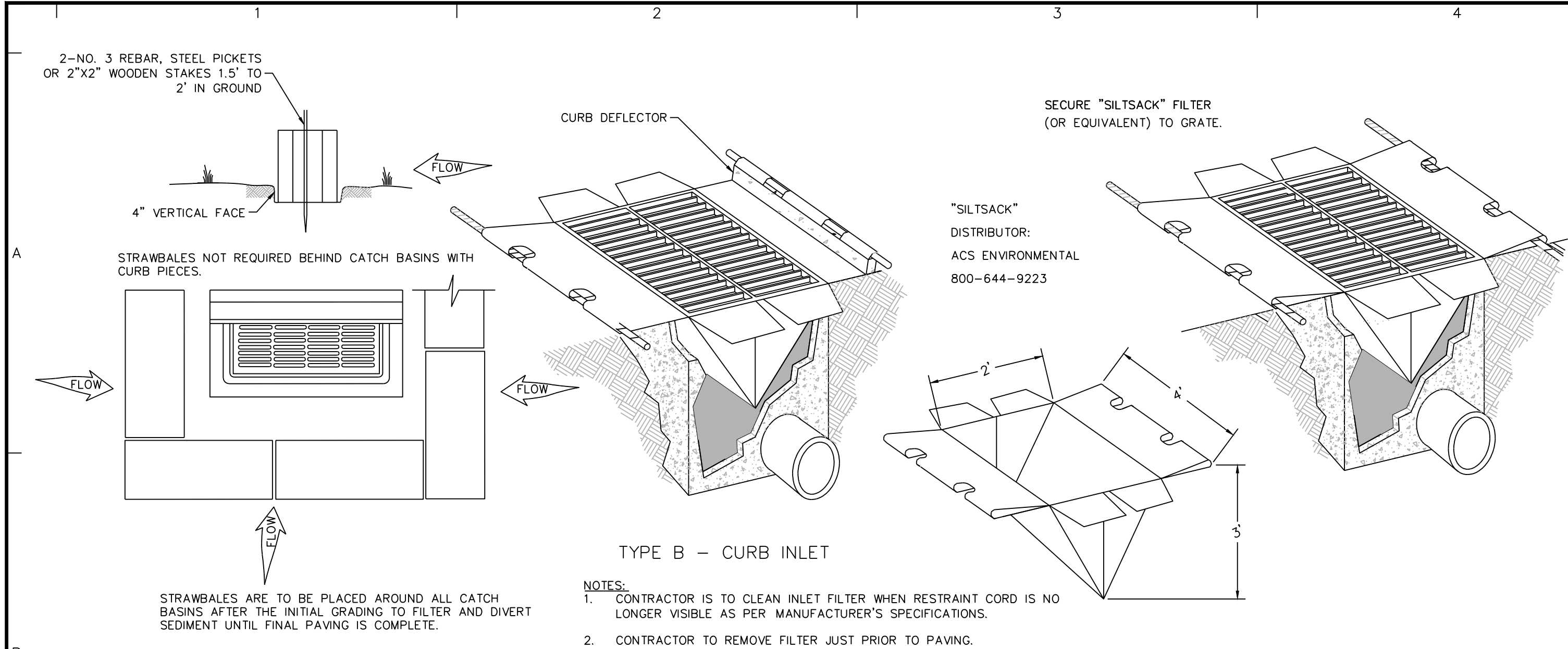
LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
BUILDING LINE	=====
CURB LINE	=====
CHAIN LINK FENCE	=====
CONCRETE SIDEWALK	=====
CONTOUR	-----
SPOT ELEVATION	x [138.79]
CATCH BASIN	[139]
STORM MANHOLE	●
YARD DRAIN	⊙
STORM CLEANOUT	⊙
SANITARY SEWER LINE	-----
DOMESTIC WATER LINE	-----
GAS LINE	-----
UTILITY POLE	⊙
UNDERGROUND ELECTRIC	-----
STORM PIPE	-----
SANITARY MANHOLE	⊙



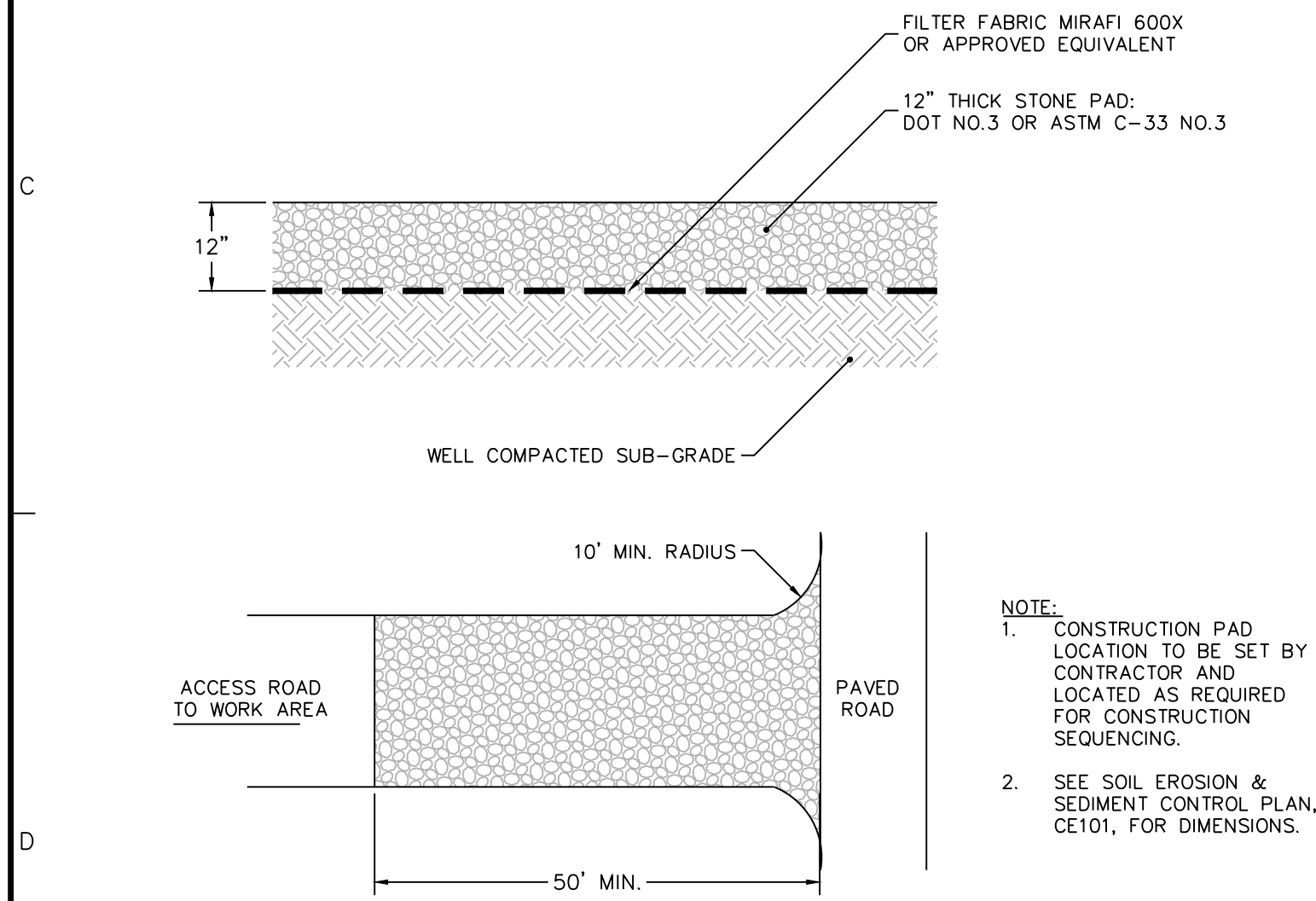
SCALE IN FEET

Date	Description	No.
REVISIONS		
SIGNATURE: CHRISTOPHER CARDANY PROFESSIONAL ENGINEER CT Lic. No. PEN.21995		
DATE SIGNED: 09/13/17		
PROJECT: HAR-CONN CHROME COMPANY 603 NEW PARK AVENUE WEST HARTFORD, CONNECTICUT		
DRAWING TITLE: SITE, GRADING, DRAINAGE AND UTILITY PLAN		
Project No. 140016901	Drawing No. CS101	
Date 09/13/17		
Scale 1"=20'		
Drawn By AMC		
Checked By KEG		



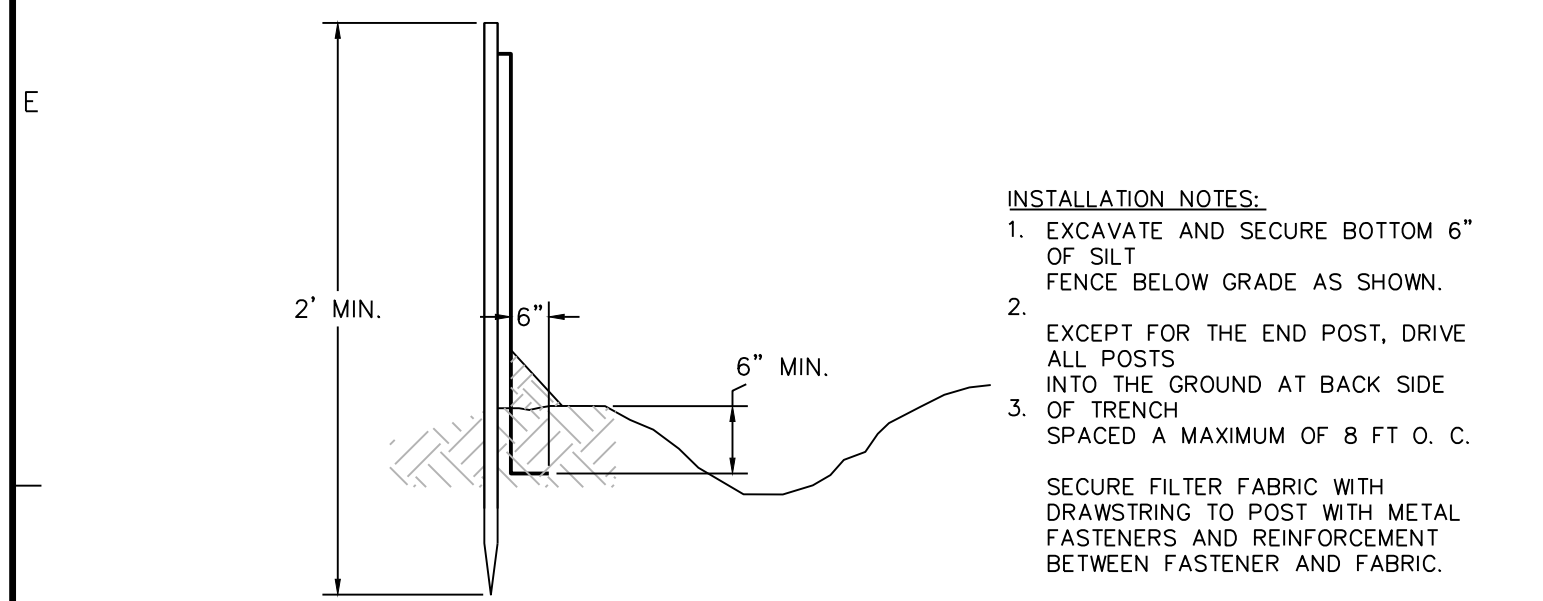
1 INLET PROTECTION

N.T.S



2 CONSTRUCTION ENTRANCE

N.T.S

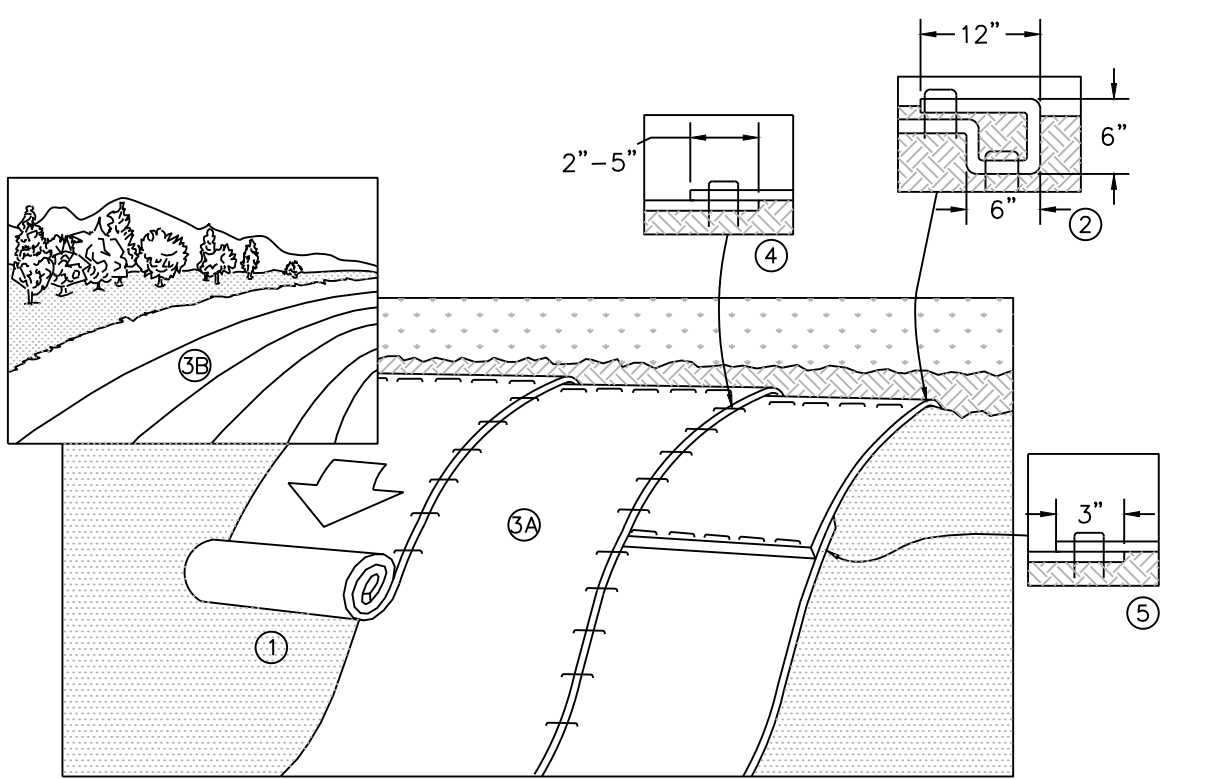


3 SILT FENCE

N.T.S

4 SLOPE STABILIZATION

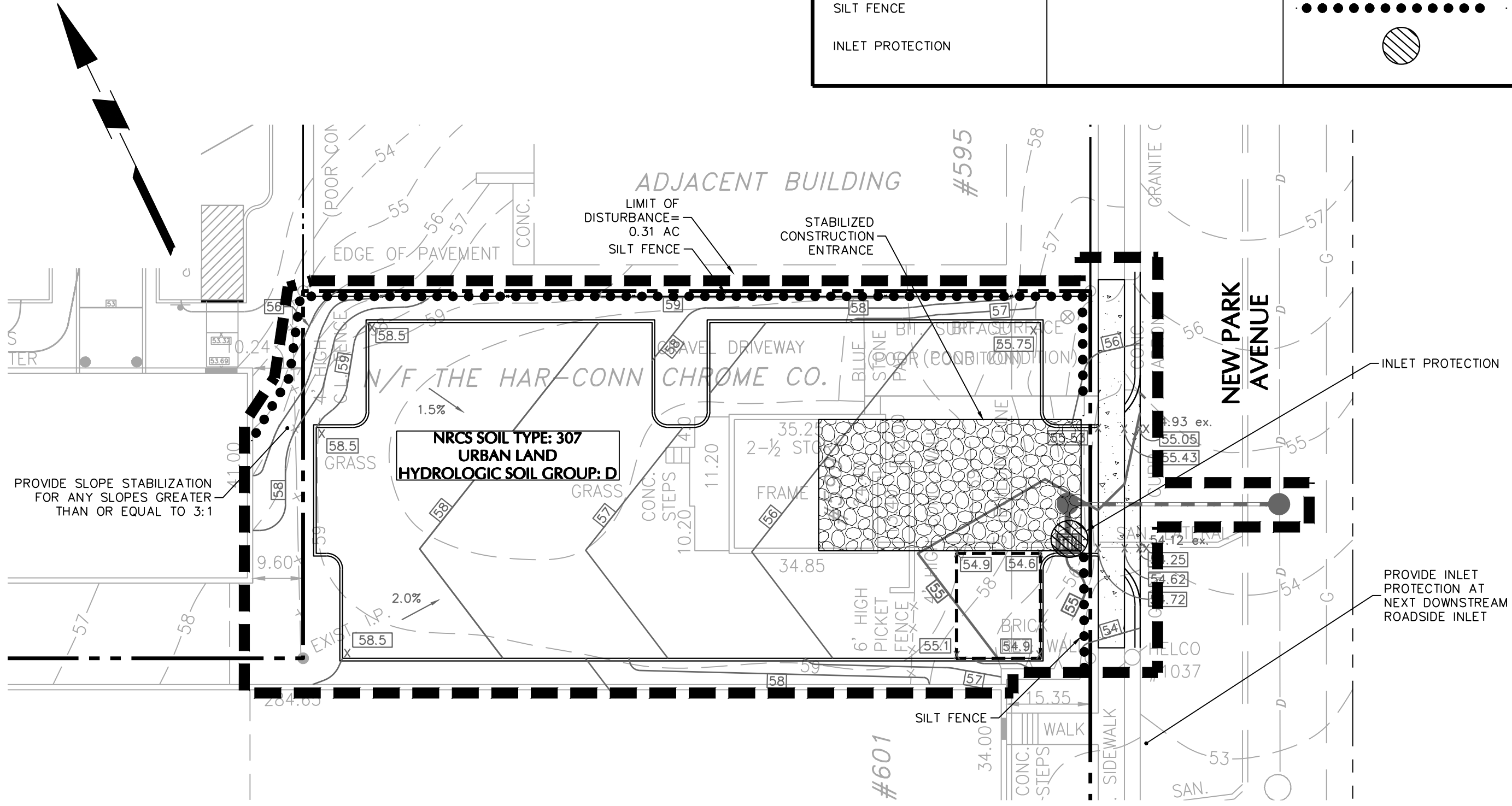
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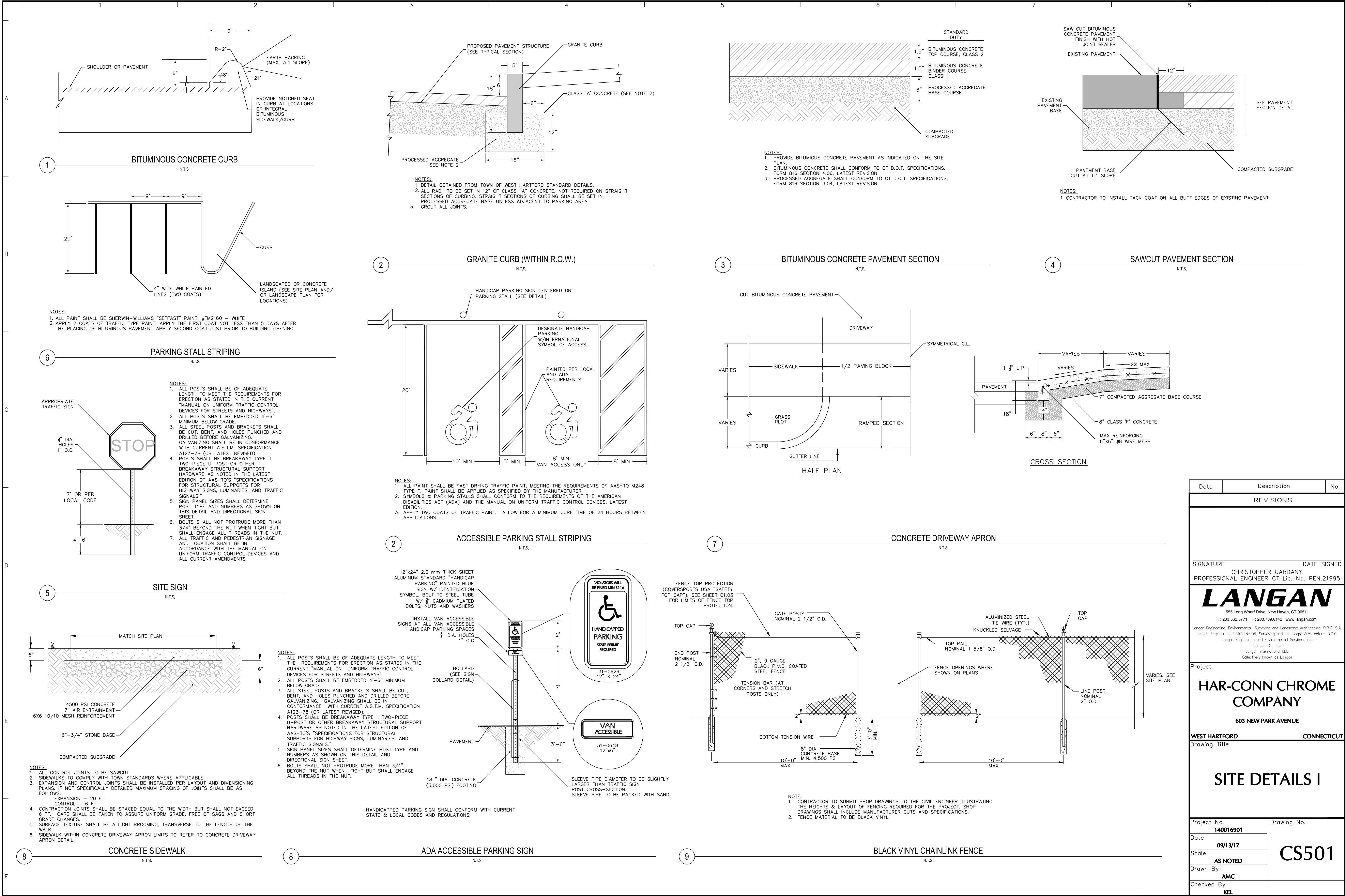


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND TOLD REMAINING 12" (30cm) PORTION OF THE BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH THE APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

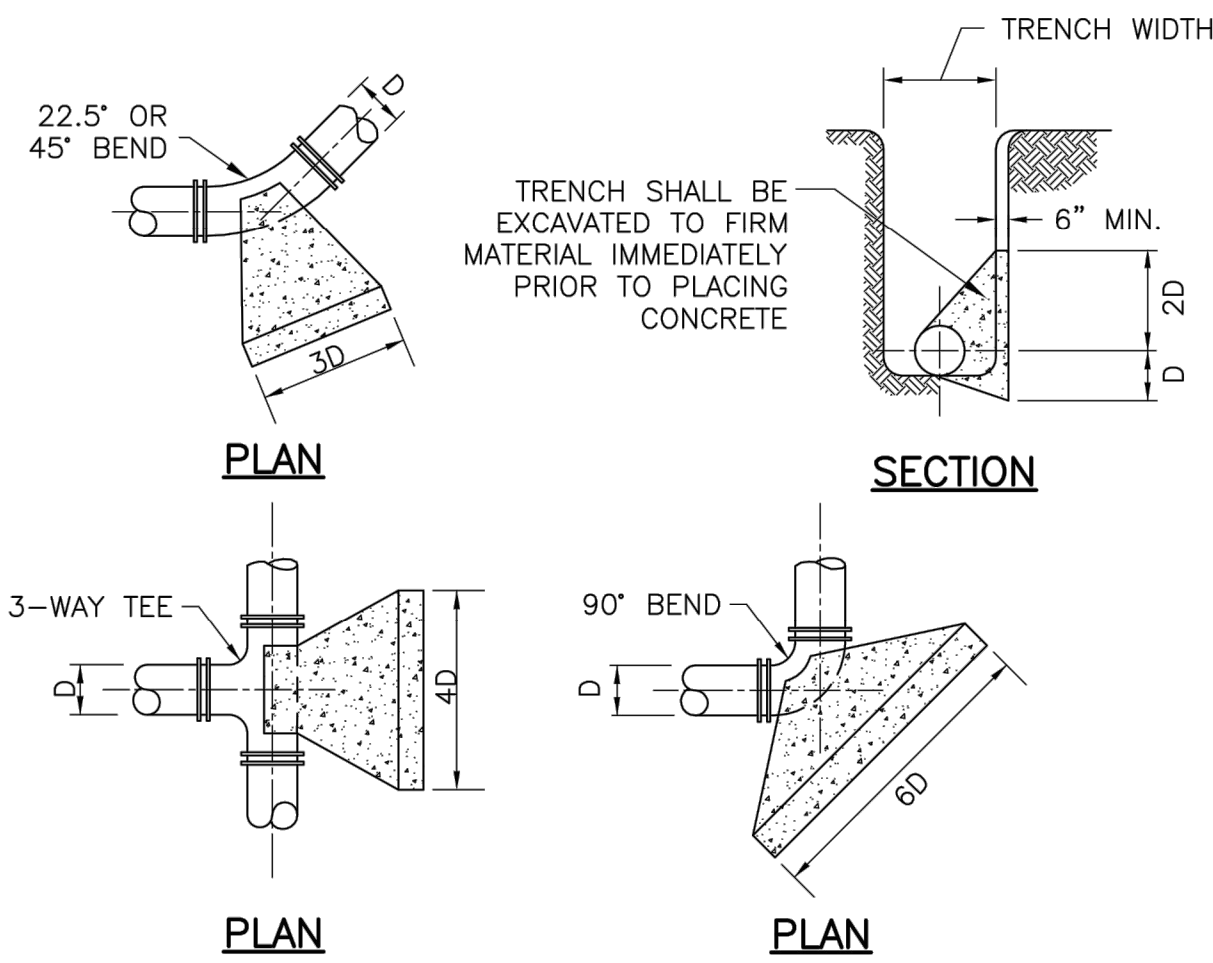
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

- ### GENERAL NOTES
1. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS OBTAINED FROM PLANS ENTITLED "TOPOGRAPHICAL PLAN AND PROPERTY/BOUNDARY SURVEY FOR THE HAR-CONN CHROME COMPANY" LAST REVISED FEBRUARY 12, 2009.
 2. ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THE TOWN OF WEST HARTFORD STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, CONSTRUCTION SHALL CONFORM TO CT DOT FOR 816, LATEST REVISION.
 3. THE SITE LIES IN ZONE 'X' (UNSHADED), AREA PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGE FLOODS, AS SHOWN ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP" FOR HARTFORD COUNTY, PANEL 501 OF 675, MAP NUMBER 09003C0501F, EFFECTIVE DATE SEPTEMBER 26, 2008.
 4. PER THE TOWN OF WEST HARTFORD'S ENGINEERING DEPARTMENT, THE SITE IS WITHIN THE PARK RIVER PROJECT WATER STORAGE AREA.





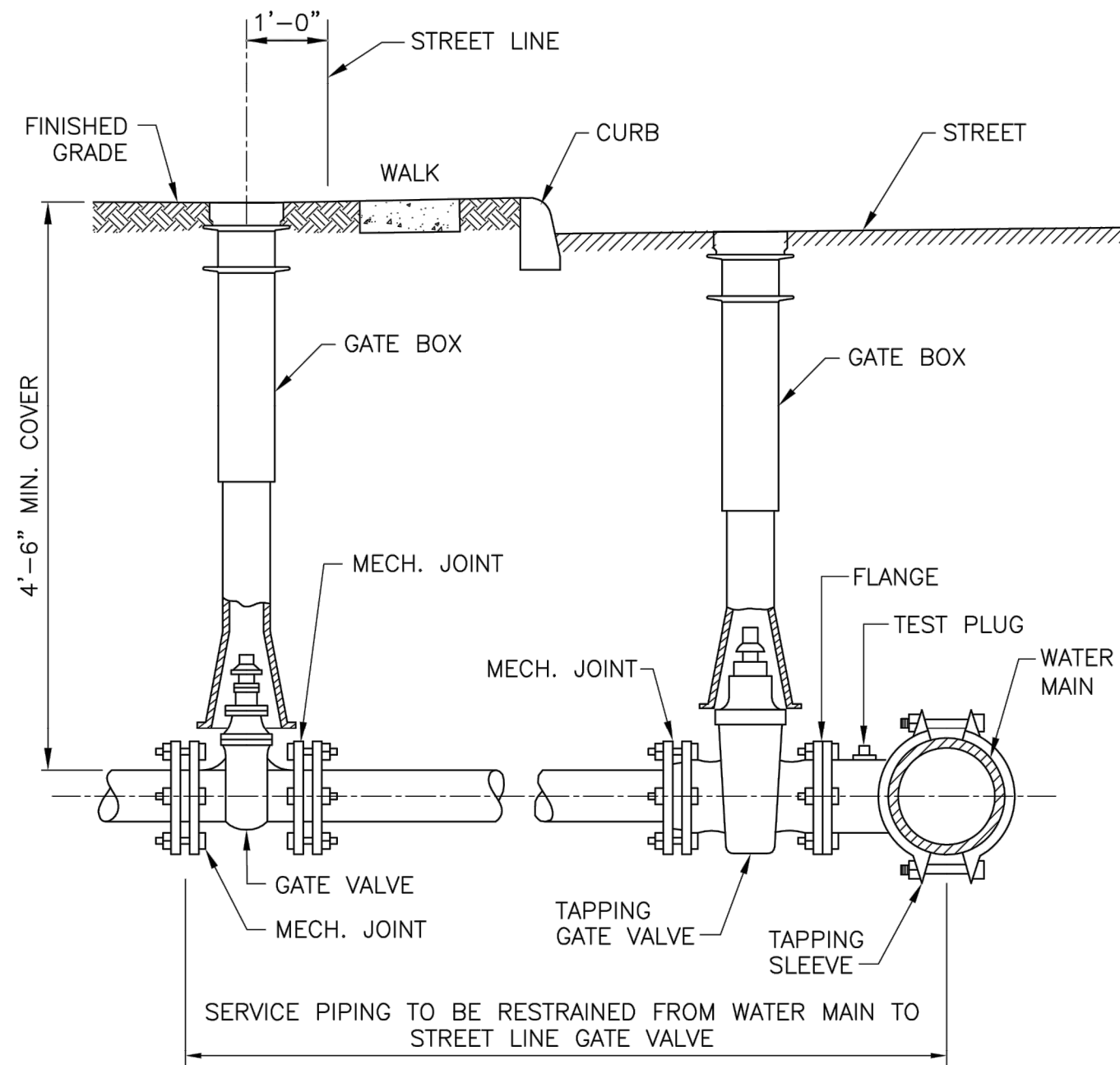
Date	Description	No.
REVISIONS		
SIGNATURE DATE SIGNED		
CHRISTOPHER CARDANY		
PROFESSIONAL ENGINEER CT Lic. No. PEN.21995		
<div>LANGAN</div> <div>555 Long Wharf Drive, New Haven, CT 06511</div> <div>T: 203.562.5771 F: 203.789.6142 www.langan.com</div> <div>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.</div> <div>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.</div> <div>Langan Engineering and Environmental Services, Inc.</div> <div>Langan CT, Inc.</div> <div>Langan International LLC</div> <div>Collectively known as Langan</div>		
Project		
<div>HAR-CONN CHROME COMPANY</div> <div>603 NEW PARK AVENUE</div> <div>WEST HARTFORD CONNECTICUT</div>		
Drawing Title		
<div>SITE DETAILS I</div>		
Project No.		Drawing No.
140016901		
Date		
09/13/17		
Scale		
AS NOTED		CS501
Drawn By		
AMC		
Checked By		KEL



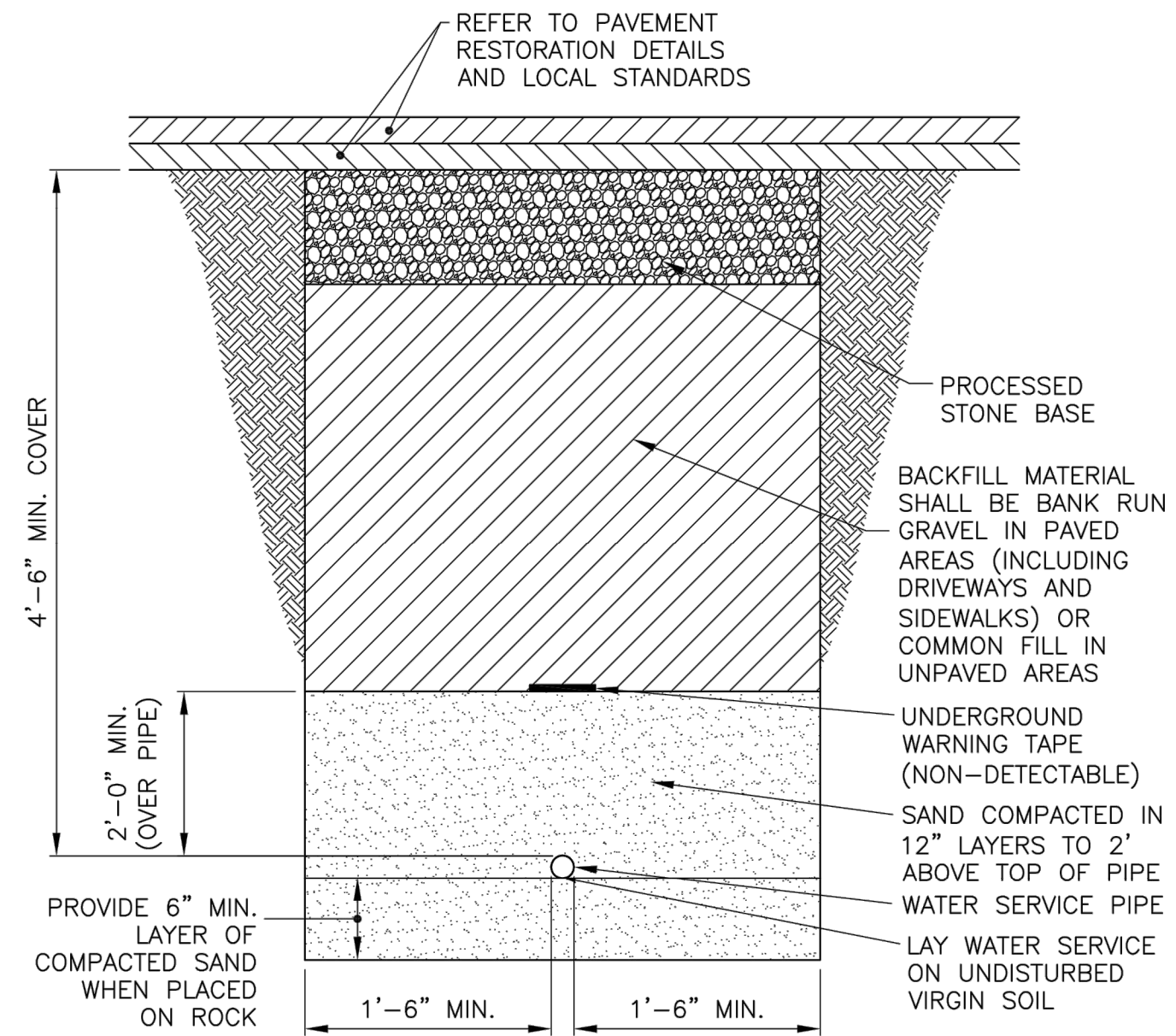
NOTES:

1. THRUST BLOCKS ARE NOT THE PREFERRED METHOD OF THRUST RESTRAINT AND WILL ONLY BE PERMITTED IN SPECIAL CASES.
2. THRUST BLOCKS SHOULD ONLY BE USED WHEN SOIL CONDITIONS ARE STABLE.
3. ANCHORS SHALL BE BASED ON MAXIMUM ALLOWABLE WATER PRESSURE OF 150 PSI.

1 WATER MAIN CONCRETE THRUST BLOCKS (MDC)
N.T.S.



2 WATER SERVICE 4'-8" (MDC)
WATER SERVICES 4'-8" (MDC)



3 WATER SERVICE TRENCH (MDC)
N.T.S.

Date	Description	No.
REVISIONS		
SIGNATURE DATE SIGNED CHRISTOPHER CARDANY PROFESSIONAL ENGINEER CT Lic. No. PEN.21995		
LANGAN 555 Long Wharf Drive, New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan		
Project HAR-CONN CHROME COMPANY 603 NEW PARK AVENUE WEST HARTFORD CONNECTICUT		
Drawing Title SITE DETAILS III		
Project No. 140016901	Drawing No. CS503	
Date 09/13/17		
Scale AS NOTED		
Drawn By AMC		
Checked By KEG		

GENERAL LANDSCAPE PLANTING NOTES

- NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
- ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
- STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIES OF THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR, AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
- LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE. REJECTED PLANT MATERIALS SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- DELIVERY, STORAGE, AND HANDLING
 - PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DEGRADATION DURING DELIVERY, AND WHILE STORED AT SITE.
 - TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSPORT. DO NOT DROP BARKED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
 - ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER CROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BANDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL. AT THE TIME OF PLANTING, IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE, WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
 - THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RANDED SMOOTH, ELIMINATING ANY ANTS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL DURING TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS, REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS, REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
- THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
- AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- MULCH SHALL BE A FIBROUS DOUBLE-SHREDDED HARDWOOD AND SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
- FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
- PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
- ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

LANDSCAPE MAINTENANCE NOTES

- MAINTENANCE OPERATIONS BEFORE APPROVAL:
 - PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
 - CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
 - THE CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
- MAINTENANCE DURING CONSTRUCTION:
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
 - IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
 - ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
 - PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
 - AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
- LAWN MAINTENANCE:
 - BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
 - WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 - 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

LAWN SEED MIX:

- LAWN SEED MIX: LESCO GRASS SEED - ALL PRO TRANSITION MIX (3 TURF-TYPE TALL-FESCUE GRASSES)
- NOTES:
- SEED RATE:
 - NEW ESTABLISHMENT: SEED AT A RATE OF 6-8 LBS / 1000 SQ FT
 - RENOVATION: 20-50% EXISTING COVER: 5-7 LBS / 1000 SQ FT
 - 50-75% EXISTING COVER: 4-6 LBS / 1000 SQ FT
- GENERAL SEEDING NOTES:
- FINAL SEED MIXTURES, RATES & SPECIES TO BE DETERMINED BASED ON PROJECT LANDSCAPE ARCHITECT REVIEW.
 - SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15).
 - ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A GLYPHOSATE-BASED HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
 - IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL SEEDER WHERE APPLICABLE.
 - THERE MUST BE CONTINUOUS SOIL MOISTURE FOR 4-6 WEEKS TO ALLOW PROPER GERMINATION.

LAWN WATERING SCHEDULE

- THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.
- IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL pH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.
- SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
 - AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED, AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
 - DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES, AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
 - AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
 - BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2-1/4 INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

PLANTING SOIL SPECIFICATIONS

- PLANTING SOIL, ALTERNATIVELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA. IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.
- PLANTING SOIL:

REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOIL AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON-SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.

SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.

CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPULIN UNTIL TIME OF ACTUAL USE.

ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

A. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:

 - PARTICLE SIZE ANALYSIS - LOAMY SAND: 60-75% SAND, 25-40% SILT, AND 5-15% CLAY.
 - FERTILITY ANALYSIS: pH (5.5-6.5), SOLUBLE SALTS (LESS THAN 2 MMH/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
 - ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS, UP TO 10% IN AMENDED SOILS
 - TOXIC SUBSTANCE ANALYSIS
 - MATERIAL DRAINAGE: 60% PASSING IN 2 MINUTES, 40% RETAINED
 - NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE
- SOIL AMENDMENT FOR PLANT MATERIAL:

IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED PH RANGES OF 6-8.5, MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE, SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM, MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.

A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60-90% ORGANIC CONTENT BY WEIGHT, SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".

B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.

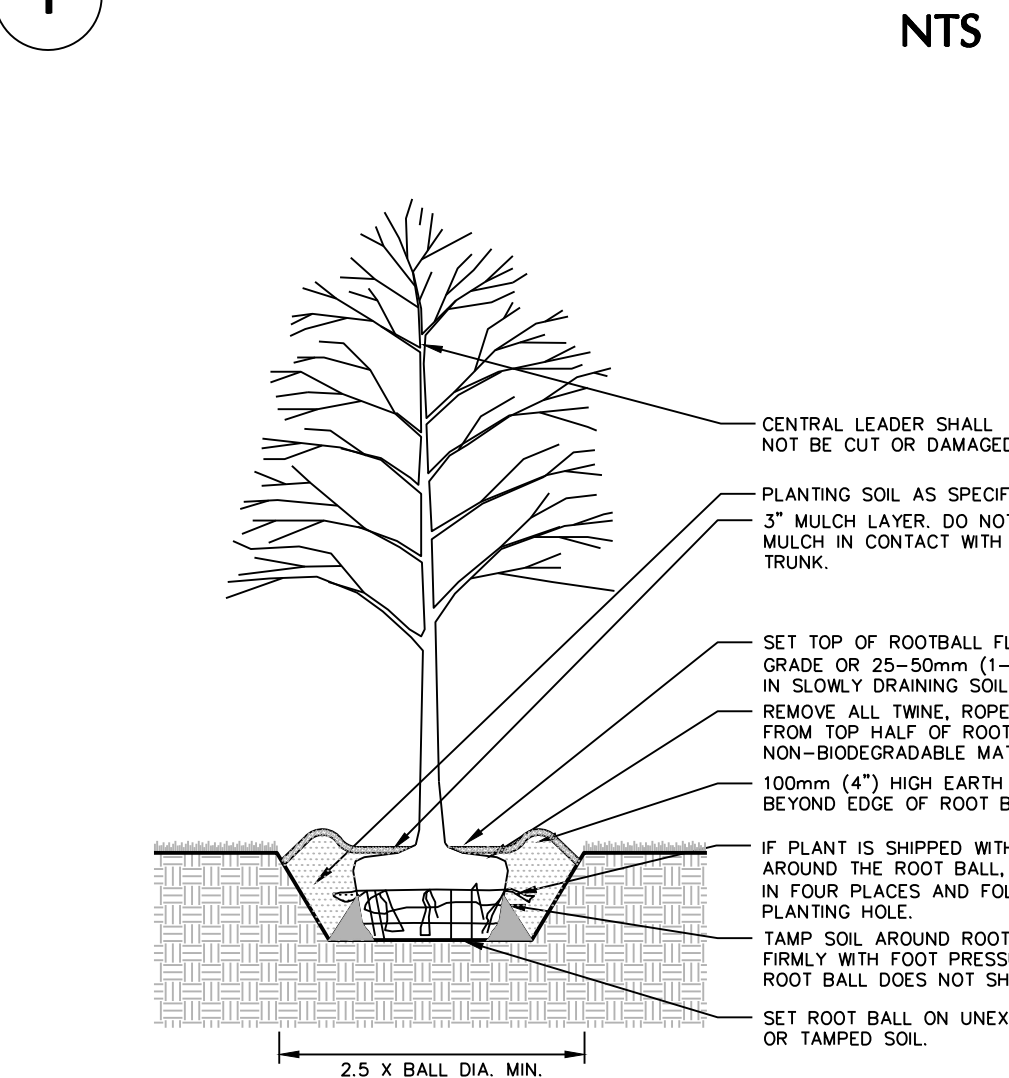
C. AMENDMENTS FOR BACK FILL IN TREES AND SHRUB PIT:

 - GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS.
 - BRING pH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERCAECOUS PLANTS
 - BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERCAECOUS PLANTS
 - TERRA-SORB BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS
 - MYCOR-ROOT SAVER BY "PLANT HEALTH CARE" 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES

- WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
- CLEAN SOIL FILL IN LANDSCAPE AREAS:

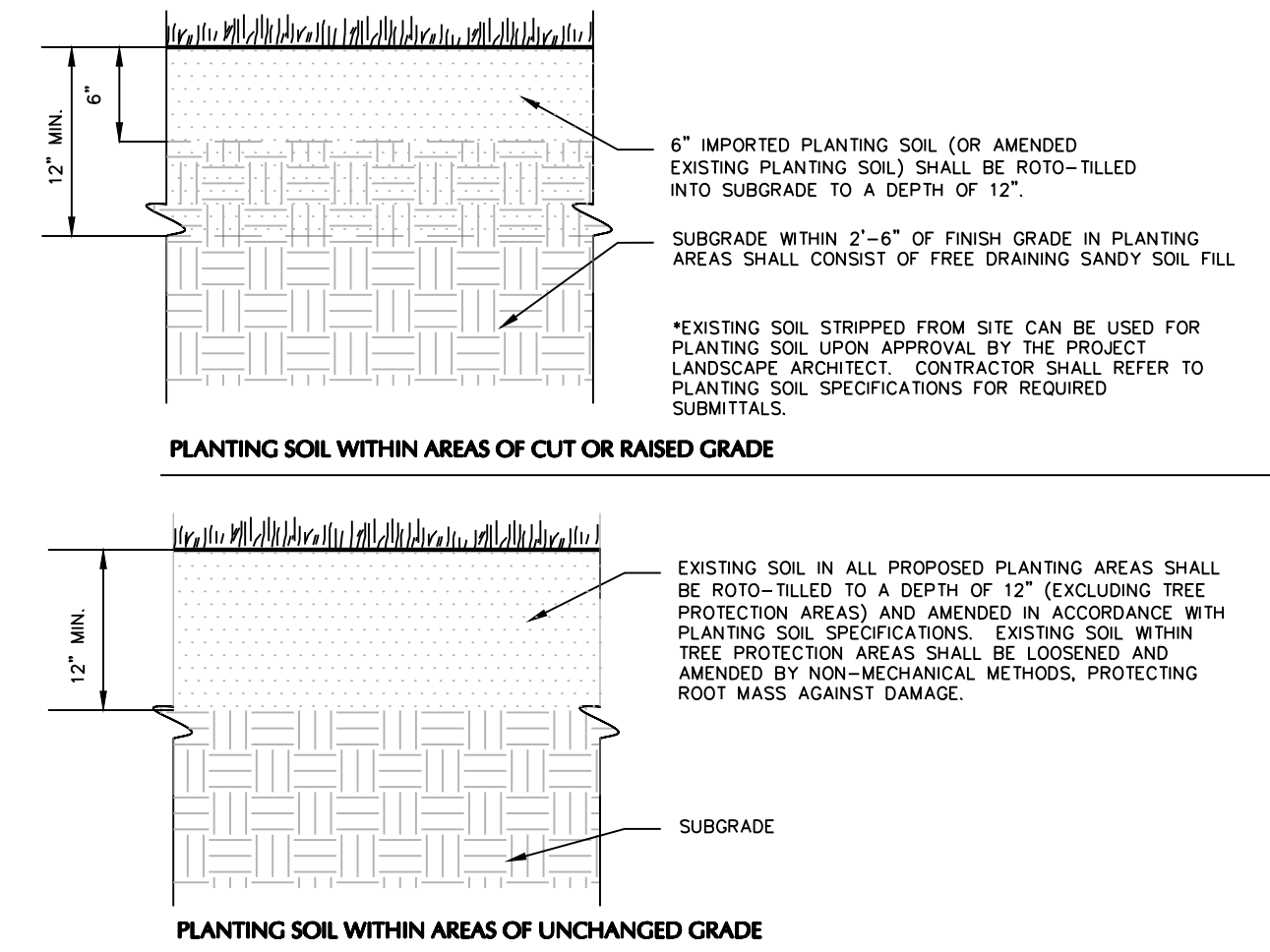
LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 - 7.
- SOIL PLACEMENT:
 - CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.
 - SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED, NO SOIL SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.
 - PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
- SOIL CONDITIONING:
 - ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 15 MINUTES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE.
 - ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
 - THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.
 - MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

1 PARKING ISLAND PLANTING



2 DECIDUOUS TREE PLANTING

NTS



- GENERAL NOTE:
- DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.
- REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL AND ALL NON-BIODEGRADABLE MATERIAL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.
- 3" MULCH LAYER. KEEP MULCH AWAY FROM SHRUB BASE AND TOP OF ROOTBALL (TYP.).
- 4" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL TO DIRECT WATER INTO ROOTBALL (TYP.).
- REMOVE PLASTIC CONTAINER
- PLANTING SOIL AS SPECIFIED.
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT (TYP.).
- SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- SUBGRADE
- NOTES:
- ALL SHRUBS TO BE SET PLUMB.
 - REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
 - REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

3 PLANTING SOIL

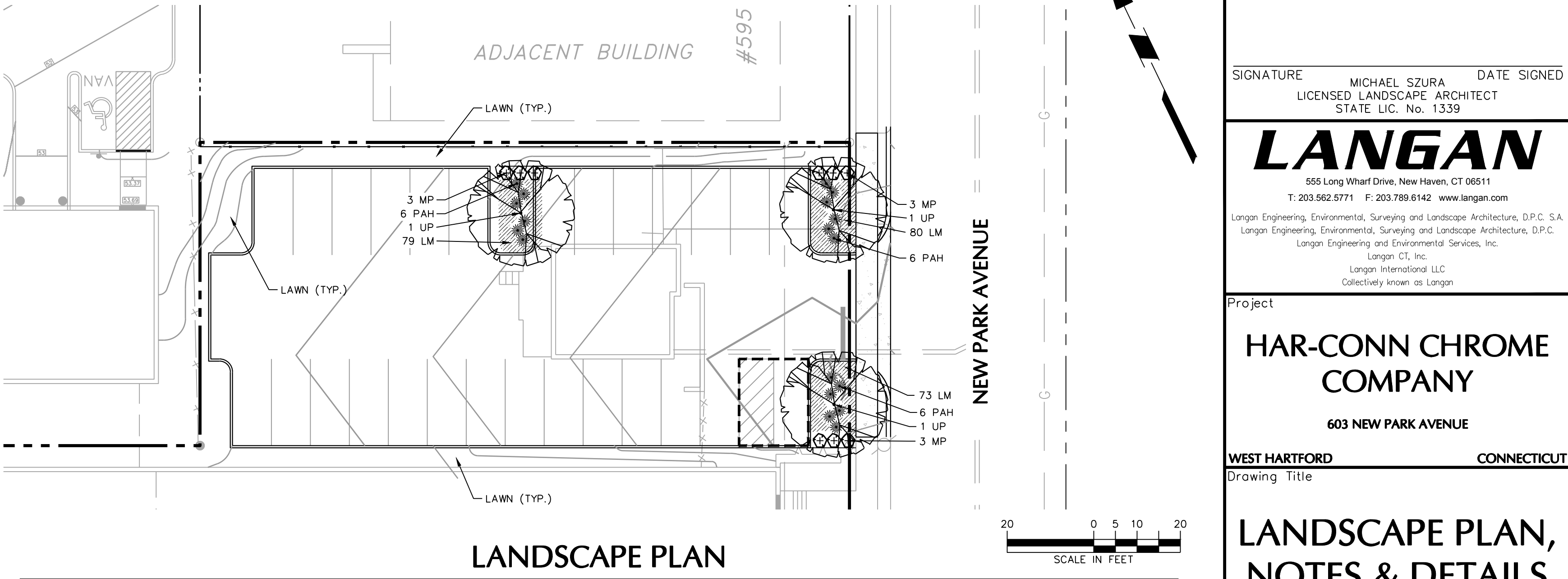
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4 SHRUB PLANTING

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PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
UP	3	ULMUS PARVIFOLIA	CHINESE ELM	2 1/2-3" CAL.	B+B	-
EVERGREEN SHRUB(S)						
MP	9	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B	-
PERENNIAL(S)						
LM	232	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER	spaced @ 15" o.c.
ORNAMENTAL GRASS(ES)						
PAH	18	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



LANDSCAPE PLAN, NOTES & DETAILS

Project No.	Drawing No.
140016901	
Date	09/13/17
Scale	AS NOTED
Drawn By	JA
Checked By	MH

LP101